



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
WEDNESDAY, DECEMBER 2, 2014
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2014, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND CHAPTER 2.92 OF THE COLUMBUS CITY CODE, TECHNOLOGY ADVISORY COMMITTEE." Jeff Logston
- B. Reading of a Resolution entitled "RESOLUTION NO._____, 2014, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Church of Jesus Christ of Latter Day Saints Annexation) Jeff Bergman
- C. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Church of Jesus Christ of Latter Day Saints Annexation) Jeff Bergman

III. New Business Requiring Council Action

- A. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "P" (PUBLIC/ SEMI-PUBLIC FACILITIES)." (Church of Jesus Christ of Latter Day Saints) Jeff Berman

- B. Reading of a Resolution entitled “RESOLUTION NO._____, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZE THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM.” (Advance Mold & Engineering, Inc.) Carl Malysz
- C. Reading of a Resolution entitled “RESOLUTION NO._____, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZE THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM.” (Impact Forge Group, LLC) Carl Malysz
- D. Reading of a Resolution entitled “RESOLUTION NO._____, 2014, A RESOLUTION APPROVING THE PROPOSED BUDGET OF THE UTILITY SERVICE BOARD AS PRESENTED TO THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA.” Keith Reeves
- E. Reading of a Resolution entitled “RESOLUTION NO._____, 2014, A RESOLUTION APPROVING AN AMENDMENT TO THE COLUMBUS AIRPARK PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN.” (Columbus AirPark PUD) Jeff Bergman
- F. First Reading of an Ordinance entitled “ORDINANCE NO._____, 2014, AN ORDINANCE APPROVING AN AMENDMENT TO THE COLUMBUS AIRPARK FINAL PLANNED UNIT DEVELOPMENT PLAN.” (Columbus AirPark PUD) Jeff Bergman

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next regular meeting is scheduled for Tuesday, **December 16, 2014, 6:00 p.m. in City Hall.**
- C. Adjournment

ORDINANCE NO. _____, 2014
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS,
INDIANA, TO AMEND CHAPTER 2.92 OF THE COLUMBUS CITY CODE,
TECHNOLOGY ADVISORY COMMITTEE

WHEREAS, Indiana Code 36-1-3 et. seq. confers upon units of government within the State of Indiana such powers as necessary or desirable to conduct the affairs of local government;

WHEREAS, Indiana Code 36-4-6-18 authorizes the Common Council of the City of Columbus, Indiana to pass such ordinances, orders, resolutions and motions as may be necessary and proper for the governmental unit to fulfill and satisfy the responsibilities and duties of said governmental unit; and

WHEREAS, it is the desire of the Common Council to provide for the additional technical resources for the city when it is determined such are needed.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

Section I. Chapter 2, Section 92 of the Columbus City Code, is hereby amended to read as follows:

Chapter 2.92
Technology Advisory Committee

2.92.010	Duties and responsibilities <u>Purpose.</u>
2.92.020	Membership.
2.92.030	Appointments.
2.92.040	Financial transactions, accounting, and approval and reporting of income and expenditures <u>Current Technical Advisory Committee Fund and any future revenue or income.</u>

2.92.010 ~~Duties and responsibilities~~Purpose.

It shall be the purpose of the Technical Advisory Committee to serve as a technical advisory resource to the city and the appropriate boards and authorities. The Technical Advisory Committee shall provide input and expertise to the city and make recommendations to the city regarding its technical needs, issues and planning on an as needed basis as matters may be brought before them. Such matters may include, but not be limited to: review of technical specifications of hardware and software purchases, recommendations of technology types and

vendors to be considered for RFP processes, external oversight of expansion of the city's fiber optic communication network(s), policy and procedure handling for broadband enablement for business and residents of the city of Columbus.

~~A. Policies and procedures. The committee shall have the general power and duty to establish policies and procedures to bring world-class technology infrastructure to the city, other governmental entities, businesses, schools, the citizenry, and improve government operations as the technology advisory committee (committee) shall determine.~~

~~B. Professional services. The committee will have the general power and duty to negotiate with individuals, corporations and other similar legal entities providing professional services as necessary to meet the stated purposes of this chapter. It is understood, however, that the mayor, common council and the board of public works and safety, whichever is appropriate, shall approve and execute, and shall be the contracting body on behalf of the city, in connection with all professional services agreements and other agreements with entities providing professional services, and no such agreement shall be effective until such approval and execution.~~

~~C. Service agreements. The committee shall have the general power to negotiate contracts, leases and similar agreements with other entities for the providing and supplying of services as permitted herein. It is understood, however, that the board of public works and safety, shall approve and execute, and shall be the contracting body on behalf of the city, in connection with all service agreements and other agreements with entities providing services, and no such agreement shall be effective until such approval and execution. It is further understood, that income generated by the committee shall remain in a fund dedicated to further the purpose of the committee.~~

~~D. Operating budget. The committee must prepare and recommend an annual operating budget, which will require approval by the common council. Once the common council has approved the annual operating budget, the city may appropriate the amounts necessary to fund the budget. The committee will prepare and submit an annual report on the operation of the technology advisory committee to the city common council.~~

~~E. Counsel. The then-current city attorney shall serve as counsel to the committee. The committee shall have the authority to retain separate or additional counsel as it deems either necessary or appropriate.~~

2.92.020 Membership.

A. Membership. The committee shall consist of seven members, each of whom shall be appointed to a term not to exceed four years in duration.

B. Initial terms. The initial terms for the members will be as specified hereafter. The second and subsequent terms will be for four years.

C. Expiration of terms. In the event a term expires, a committee member will continue to serve until his or her successor is appointed.

D. Compensation. The members of the commission shall serve without compensation. Such members may, however, be reimbursed for approved out-of-pocket expenses incurred in the performance of their duties.

E. Quorum/majority vote. Four members of the committee will constitute a quorum for the purpose of conducting the business of the committee. Decisions of the committee must be approved by a majority of the members present.

F. Organization.

1. The committee shall conduct an organizational meeting no later than January 31 of each calendar year for the purpose of electing the committee chairperson, vice-chairperson, and establishing such operating committees as may be necessary.

2. The committee shall further have authority to establish such subcommittees as may be needed, from time to time, to conduct the business of the committee. Subcommittees shall be established by resolution of the committee and duly voted upon.

G. Meetings. The committee will meet at least quarterly or upon call of its chairperson or any four members of the committee.

2.92.030 Appointments.

A. Membership. The technology advisory committee shall consist of seven members.

B. Mayoral appointments. The mayor shall appoint four members to such committee.

C. Common council appointments. The common council shall appoint three members to such committee.

D. Staggered terms. Upon establishment of the technology advisory committee, the seven members appointed by each governmental unit shall be appointed for the following terms of office:

1. One for a term of one year;
2. One for a term of two years;
3. One for a term of three years;
4. One for a term of four years (applicable to the mayoral appointment only).

Provided, however, that in all events each such initial term shall expire on the appropriate anniversary date established in subsection F. of this section for the appointment of members to such committee. When an initial term of office expires, each new appointment shall be for a term of four years.

E. Effective date for initial appointments. All initial appointments to the technology advisory committee shall be made within thirty days after the effective date of this section.

F. Effective date for subsequent appointments. All subsequent appointments to the technology advisory committee shall be made at the first regular meeting of the governmental entity making each such appointment on or following January 1 of each year.

G. Succeeding members. In the event that a vacancy on the committee shall exist by reason of death, resignation or removal of a member by the appointing entity for cause, the vacancy shall be filled by the responsible entity for appointing the member for the balance of the vacating member's term.

2.92.040 Current Technical Advisory Committee Fund and any future revenue or income
Financial transactions, accounting, and approval and reporting of income and
expenditures.

The Technical Advisory Committee Fund shall be considered dormant as of January 1, 2015 and any remaining funds shall be transferred into the General Fund of the city. Any future revenue or income that was previously designated as a revenue or income of the Technical Advisory Committee Fund shall be deposited into the General Fund of the city. A. — Financial transactions. The city clerk/treasurer shall create a separate dedicated account for all funds provided to the committee by the city, and shall supervise all income and expenditures of the committee from such account. This dedicated account shall be subject to annual audit by the state board of accounts.

B. — Approval of income and expenditures. All claims for expenditures by the committee from funds provided by the city shall be made to the city board of works, and the board of works shall have the responsibility of monitoring and approving the expenditures of funds provided to the committee by the city from the committee's dedicated account.

Section II. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed.

Section III. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS,
INDIANA, on this the _____ day of _____, 2014, by a vote of _____ ayes and _____
nays.**

Kristen Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Clerk of the Common Council of Columbus, Indiana
Luann Welmer

Presented by me to the Mayor of Columbus, Indiana, this _____ day of _____, 2014 at
_____ o'clock ____m.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this _____ day of _____, 2014 at _____ o'clock ____m.

Kristen Brown
Mayor of the City of Columbus, Indiana



MEMORANDUM

TO: Columbus City Council Members
FROM: Jeff Bergman
DATE: November 25, 2014
RE: *ANX-14-04 (Church of Jesus Christ of Latter Day Saints Annexation)*

Attached is the Fiscal Plan resolution for the Church of Jesus Christ of Latter Day Saints Annexation (a duplicate copy of the Fiscal Plan document is also included for your reference). Please recall that Indiana law requires that the City Council adopt a "fiscal plan" by resolution in association with, and prior to any annexation. This resolution will appear on the agenda for the December 2, 2014 Council meeting for adoption prior to the corresponding annexation ordinance.

Please feel free to contact me with any questions you may have.

RESOLUTION NO.: _____, 2014

**A RESOLUTION ADOPTING A FISCAL PLAN
FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS**

**To be known as the: Church of Jesus Christ of Latter Day Saints Annexation
Plan Commission Case No.: ANX-14-04**

WHEREAS, a petition has been filed by the Church of Jesus Christ of Latter Day Saints for the annexation of certain property to the City of Columbus; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the City of Columbus has carefully and thoroughly considered the capital and non-capital costs of extending City services to the area proposed for annexation; and

WHEREAS, the City is able to provide the area proposed for annexation with municipal services in the same manner as other similar portions of the City as required by the Indiana Code.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana that the Fiscal Plan for the "Church of Jesus Christ of Latter Day Saints" annexation attached to and made a part of this resolution is approved and adopted.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014, at _____ o'clock _____.m.

Kristen Brown
Mayor of the City of Columbus, Indiana

ANNEXATION FISCAL PLAN

For Plan Commission Case No.: ANX-14-04 To be known as: "Church of Jesus Christ of Latter Day Saints"

Introduction:

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific developments are conceptual and intended for estimating purposes only.

Basic Property Information:

Following is a summary of subject property physical data:

Location: 4850 Goeller Boulevard (Columbus Township).

Size: +/- 4.54 Acres (0.007 square miles)

Zoning: AP (Agriculture: Preferred)

Land Use: Current – Undeveloped / Projected – Worship Facility

Population Impact: In 2010 Columbus contained 1,602.4 persons per square mile. The addition of 0.007 square miles will be a factor in the addition of 11 persons to the City.

City Council District: The property will be assigned initially to City Council District #2.

Legal Requirements & Columbus Annexation Policy:

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 16.8% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.

5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Property Tax Receipts Estimate & Methodology:

The property proposed for annexation is a worship facility and is tax-exempt. As such, no tax receipts for the property may be realized at build-out.

Cost of Services Methodology:

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of streets, utility service lines, and other infrastructure will be completed at the time the property is converted from agricultural to a worship facility type use, consistent with policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

Provision of Services:

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided at right in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the

maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

4. Sanitary Sewer / Public Water: Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

City Utilities applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

The Columbus City Utilities commented that water is available on the south side of Goeller Blvd. just west of the site. A service line would be extended across Goeller. The parent line is a developer donated water line and assessments will not be charged. Normal service connection fees will be required.

The nearest sanitary sewer is located south of Goeller at a rear lot line in Winterberry Place. The manhole is extremely shallow and gravity sewer cannot be extended to serve the subject property. The only practical solution at this time would be a sewage pumping station sized to serve the proposed church (and its immediate neighbors) that would discharge to the manhole previously mentioned.

If the Columbus City Utilities were to construct this facility we would require an easement from the church, and would likely have expenses of approximately \$20,000. The church would be required to pay assessments of approximately \$3,320 in order to connect.

An alternate would be for the church to construct their own privately owned grinder pump and then non assessments will be charged only normal connection fees.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$0
Sanitary Sewer & Public Water	Up to \$20,000	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

6. Animal Care Services: The Columbus Animal Care Department provides care, shelter, and the humane euthanization of domestic animals. They also provide regular patrol, complaint investigation, and animal emergency services.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

The City Engineer, the Department of Community Development, and the Redevelopment Commission commented that the annexation would have no impact. No comment has been provided on this annexation by the other City departments in this category, indicating no cost for the extension of non-capital services to the subject property.

8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Methods of Financing Services & Timing:

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: October 28, 2014

RE: ANX-14-04 (*Church of Jesus Christ of Latter Day Saints Annexation*)

At its October 8, 2014 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 6 in favor and 0 opposed. The applicant requests that an area of +/-4.54 acres be annexed to the City of Columbus.

The property is located at 4850 Goeller Boulevard; which is on the north side of Goeller, east of County Road 350 West. The applicants seek the annexation in order to enable the future construction of a church on the property. The property is currently zoned AP (Agriculture Preferred). However, a request to rezone the property to P (Public & Semi-public Facilities) and a companion site development plan have also been filed with the Planning Department and will be considered at the November 12, 2014 Plan Commission meeting.

This annexation request qualifies as a "super-voluntary annexation" and is subject to the requirements of IC 36-4-3-5.1. Based on the requirements of the Indiana Code the annexation schedule will be as follows:

1. Annexation Ordinance Public Hearing:
November 5, 2014 Council Meeting
2. Adoption of Annexation Ordinance and Fiscal Plan Resolution (14 day min. from #1):
December 2, 2014 Council Meeting
3. 30-day Waiting Period Closed (30 days min. from publication of the adopted ordinance):
Approximately January 5, 2015

The following items of information are attached to this memo for your consideration:

1. The proposed ordinance approving the annexation,
2. The resolution certifying the action of the Plan Commission,
3. A copy of the staff report used at the Plan Commission meeting,
4. The annexation fiscal plan, and
5. A location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2014

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the: Church of Jesus Christ of Latter Day Saints Annexation
Plan Commission Case No.: ANX-14-04**

WHEREAS, a petition has been filed by the Church of Jesus Christ of Latter Day Saints for the annexation of the property described by Section 1 below; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on October 8, 2014, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Property Annexed

The following described property, including a total of +/- 4.54 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 5 EAST, INTENDED TO CONTAIN ALL OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" AS RECORDED IN PLAT BOOK "P", PAGE 194B IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, A PORTION OF A 15' RIGHT-OF-WAY OF COUNTY ROAD 350 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00°50'44" WEST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION AND COUNTY ROAD 350 WEST A DISTANCE OF 255.75 FEET TO A CORNER OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" (P.B. "P", PG. 194B) AND THE POINT OF BEGINNING; THENCE SOUTH 89°37'42" WEST A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 350 WEST; THENCE NORTH 00°50'44" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 54.68 FEET TO THE CURRENT CITY LIMITS; THENCE NORTH 85°24'16" EAST ALONG THE CURRENT CITY LIMITS A DISTANCE OF 40.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 350 WEST; THENCE SOUTH 00°50'44" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 4.21 FEET TO THE SOUTH LINE OF "ROCKY SUBDIVISION" (P.B. "H", PG. 13) AND A CORNER OF LOT 1 OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" (P.B. "P", PG. 194B); THENCE NORTH 89°45'30" EAST ALONG THE SOUTH LINE OF "ROCKY SUBDIVISION" AND A LINE OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" A DISTANCE OF 155.28 FEET TO A CORNER OF SAID SUBDIVISIONS; THENCE NORTH 01°39'51" WEST ALONG THE EAST LINE OF "ROCKY SUBDIVISION" AND THE WEST LINE OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" A DISTANCE OF 225.86 FEET TO A CORNER OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION"; THENCE SOUTH 89°53'26" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 393.81 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°58'45" WEST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 501.96 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, GOELLER BOULEVARD, AND THE CURRENT CITY LIMITS; THENCE NORTH 88°56'45" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION LINE, SAID ROAD, AND THE CURRENT CITY LIMITS A DISTANCE OF

357.02 FEET TO A CORNER OF SAID SUBDIVISION; THENCE NORTH 00°50'44" WEST ALONG A LINE OF SAID SUBDIVISION A DISTANCE OF 217.38 FEET TO A CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°37'42" WEST ALONG A LINE OF SAID SUBDIVISION A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.54 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

SECTION 2: Common Council District

Upon the effective date of this ordinance the property described by Section 1 shall be included in the 2nd Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective after publication of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Mayor Kristen S. Brown
Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014, at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

This document was prepared by Jeff Bergman. I, affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Printed Name

Prepared by the City of Columbus - Bartholomew County Planning Department
Jeffrey R. Bergman, AICP #014602 – Planning Director

RESOLUTION: ANX-14-04

of the City of Columbus, Indiana Plan Commission

regarding

**Case number ANX-14-04 (Church of Jesus Christ of Latter Day Saints),
a proposal to annex +/-4.54 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from the Church of Jesus Christ of Latter Day Saints; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of IC 36-4-3-5.1 for voluntary annexation, and

WHEREAS, the Plan Commission did, on October 8, 2014, review the annexation request; and

WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

The annexation of the property subject to the application (approximately 4.54 acres located on the north side of Goeller Boulevard, east of County Road 350 West) is forwarded to the Common Council with a favorable recommendation.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 8th DAY OF OCTOBER 2014 BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.

Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (October 8, 2014 Meeting)

Docket No. / Project Title: ANX-14-04 (Church of Jesus Christ of Latter Day Saints)
Staff: Allie Keen
Applicant: Church of Jesus Christ of Latter Day Saints
Property Size: 4.54 Acres
Current Zoning: AP (Agriculture: Preferred)
Location: 4850 Goeller Boulevard, in Columbus Township.

Background Summary:

The applicant has indicated that the proposed annexation is for the purpose of connecting to City sewer and water services to enable the future development of the subject property as a worship facility.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is this property a logical and appropriate addition to the City of Columbus?
2. Should adjacent property also be included in the annexation if possible?

Preliminary Staff Recommendation:

Favorable recommendation to the City Council. The property is 16.8% contiguous to the City of Columbus and therefore meets the minimum requirement of being 12.5% contiguous as defined by IC 36-4-3-1.5. Additionally, the location of the property will facilitate efficient provision of city services.

Plan Commission Options:

In reviewing a request for annexation the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the request to the City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The City Council makes all final decisions regarding annexation applications.

Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 16.8% contiguous with the boundary of the City).

In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.

5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Current Property Information:	
Existing Land Use:	Vacant/Undeveloped
Existing Site Features:	The property is currently undeveloped with patches of mature trees.
Flood Hazards:	There are no flood hazards present at this location.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances present at this location.
Vehicle Access:	This property gains access from Goeller Boulevard (Minor Arterial, Residential, Suburban) and County Road 350 West (Collector, Residential, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Single-Family Residential
South:	RS3 (Residential: Single-Family 3)	Single-Family Residential
East:	AP (Agriculture: Preferred)	Single-Family Residential
West:	RS3 (Residential: Single-Family 3) AP (Agriculture: Preferred)	Future Stonehaven Subdivision Mt. Pleasant Christian Church

Interdepartmental Review:	
City Engineering:	Engineering Department does not have any issues with this request.

City Utilities:	<p>Water is available on the south side of Goeller Blvd. just west of the site. A service line would be extended across Goeller. The parent line is a developer donated water line and assessments will not be charged. Normal service connection fees will be required. Since the site is presently undeveloped it is assumed that Southwestern Bartholomew Water is making no claims on the site.</p> <p>The nearest sanitary sewer is located south of Goeller Blvd. at a rear lot line in Winterbery Place. The manhole is extremely shallow and gravity sewer cannot be extended to serve the subject property. The only practical solution at this time would be a sewage pumping station sized to serve the proposed church (and it's immediate neighbors) that would discharge to the manhole previously mentioned.</p> <p>If the Columbus City Utilities were to construct this facility we would require an easement from the church, and would likely have expenses of approximately \$20 thousand. The church would be required to pay assessments of approximately \$3,320 in order to connect.</p> <p>An alternate would be for the church to construct their own privately owned grinder pump and then no assessments will be charged only normal connection fees.</p>
Community Development:	Annexation by the City of Columbus will not create a need for additional Community Development Department Services. The Community Development Department can serve the proposed annexation site with existing personnel and the current budget.
Redevelopment Commission:	The annexation request will have no impact on the Department of Redevelopment.
Parks Department:	No comments received.
MPO:	No comments received.
Police Department:	No comments received.
Fire Department:	No comments received.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable. *This policy is intended to encourage creative subdivision design which protects natural features, proper buffering, and orderly development. It is not an anti-growth policy, nor does it mean that all farmland will be retained.*
2. **POLICY A-2-5:** Ensure that the city considers the impacts on agriculture when new development is proposed or infrastructure extended. *New roads and utilities can disrupt farming activities and increase development pressures in rural areas. Factories can cause air pollution and noise that adversely affect plants and livestock. Agricultural land should be viewed as land in active economic use, not as inexpensive vacant land.*

3. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the law of the State of Indiana and the City's adopted annexation policies. *Annexation increased taxes and increased the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.*
4. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services. *Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.*
5. **POLICY A-4-3:** Prevent urban sprawl. *Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.*
6. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost. *Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.*

This property is located in the Western Hills character area. The following Planning Principle(s) apply to this application:

1. Ensure new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.
2. Encourage all development to be linked to bicycle and pedestrian systems.
3. Prohibit further non-farm development using septic systems.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to annex the subject property for the purpose of connecting to City water and sewer services in order to develop the property for a worship facility. Worship facilities are only allowed as a conditional use within the AP (Agriculture: Preferred) zoning district, therefore the petitioners have also filed a Conditional Use request with the Columbus Board of Zoning Appeals in order to construct the worship facility on the subject property.
2. The subject property is located off of Goeller Boulevard, a Minor Arterial, and County Road 350 West, a Collector street. County Road 350 West is a two lane road that is approximately ½ mile in length and connects State Road 46 and Goeller Boulevard. The existing pavement is approximately 18 feet in width and has an asphalt surface. Due to the boundaries of the existing city limits, portions of County Road 350 West are within the City's jurisdiction and other sections are within Bartholomew County's jurisdiction. This road was heavily discussed during the approval process of the Stonehaven Major Subdivision in April of 2014, due to the perceived high volume of traffic, current road conditions, and the topography of the road. Currently, the County Highway Department is in the process of making the following improvements to 350 West:
 - o Trees that were located within the right-of-way have been removed along the entire stretch of 350 West, with exception of the Stonehaven Subdivision frontage.
 - o They will be replacing a culvert just south of State Road 46, which will be long enough to accommodate for future road widening. This will be replaced as soon as a gas line is relocated, which will be in about 3 to 4 weeks.
 - o They will be milling approximately 4 inches off the top of a hill, located at the new entrance to the Stonehaven Subdivision, to improve sight distance visibility. This will be completed when the road is closed to replace the culvert and once all of the dirt is moved for the new subdivision.
 - o They will be repaving the entire road from State Road 46 to Goeller Boulevard, possibly widening the street 3 inches on each side. This is scheduled to be completed this year, but again will be after the culvert is replaced.

The City Engineering Department has also indicated that County Road 350 West is in the City's Thoroughfare Plan and they are in the process of evaluating all of the potential projects in the Thoroughfare Plan and coming up with a priority list based on several factors.

3. The subject property is located in a pocket of unincorporated land that is primarily surrounded by the City. Currently this site abuts the city limits on both the south property line (along Goeller Boulevard)

and a small portion of the west property line (along County Road 350 West). The unincorporated land is primarily large lot single-family residential properties with some agricultural land.

4. The surrounding area is primarily used as single-family residential. South of the property is more densely developed, within Tipton Lakes and north of the site are more rural home sites. The proposed annexation and development would not impact agricultural uses.
5. If this property were to be annexed, there would be three smaller properties to the west of the site along Goeller Boulevard that would still be outside the corporate boundary, creating a gap of County property within the city limits. Two of these properties are owned by the Mt. Pleasant Christian Church and both border County Road 350 West. The owners of those two parcels have been contacted and are considering being included in the current annexation request. If these properties were included with this request, the adjacent right-of-way of County Road 350 West would also be annexed; therefore approximately 640 feet of County Road 350 West, north of Goeller Road, would be within the City limits.

ANNEXATION FISCAL PLAN

For Plan Commission Case No.: ANX-14-04 To be known as: "Church of Jesus Christ of Latter Day Saints"

Introduction:

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complementarily land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific developments are conceptual and intended for estimating purposes only.

Basic Property Information:

Following is a summary of subject property physical data:

Location: 4850 Goeller Boulevard (Columbus Township).

Size: +/- 4.54 Acres (0.007 square miles)

Zoning: AP (Agriculture: Preferred)

Land Use: Current – Undeveloped / Projected – Worship Facility

Population Impact: In 2010 Columbus contained 1,602.4 persons per square mile. The addition of 0.007 square miles will be a factor in the addition of 11 persons to the City.

City Council District: The property will be assigned initially to City Council District #2.

Legal Requirements & Columbus Annexation Policy:

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 16.8% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.

5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Property Tax Receipts Estimate & Methodology:

The property proposed for annexation is a worship facility and is tax-exempt. As such, no tax receipts for the property may be realized at build-out.

Cost of Services Methodology:

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of streets, utility service lines, and other infrastructure will be completed at the time the property is converted from agricultural to a worship facility type use, consistent with policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

Provision of Services:

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided at right in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the

maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

4. **Sanitary Sewer / Public Water:** Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

City Utilities applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

The Columbus City Utilities commented that water is available on the south side of Goeller Blvd. just west of the site. A service line would be extended across Goeller. The parent line is a developer donated water line and assessments will not be charged. Normal service connection fees will be required.

The nearest sanitary sewer is located south of Goeller at a rear lot line in Winterbery Place. The manhole is extremely shallow and gravity sewer cannot be extended to serve the subject property. The only practical solution at this time would be a sewage pumping station sized to serve the proposed church (and its immediate neighbors) that would discharge to the manhole previously mentioned.

If the Columbus City Utilities were to construct this facility we would require an easement from the church, and would likely have expenses of approximately \$20,000. The church would be required to pay assessments of approximately \$3,320 in order to connect.

An alternate would be for the church to construct their own privately owned grinder pump and then non assessments will be charged only normal connection fees.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$0
Sanitary Sewer & Public Water	Up to \$20,000	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

6. Animal Care Services: The Columbus Animal Care Department provides care, shelter, and the humane euthanization of domestic animals. They also provide regular patrol, complaint investigation, and animal emergency services.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

The City Engineer, the Department of Community Development, and the Redevelopment Commission commented that the annexation would have no impact. No comment has been provided on this annexation by the other City departments in this category, indicating no cost for the extension of non-capital services to the subject property.

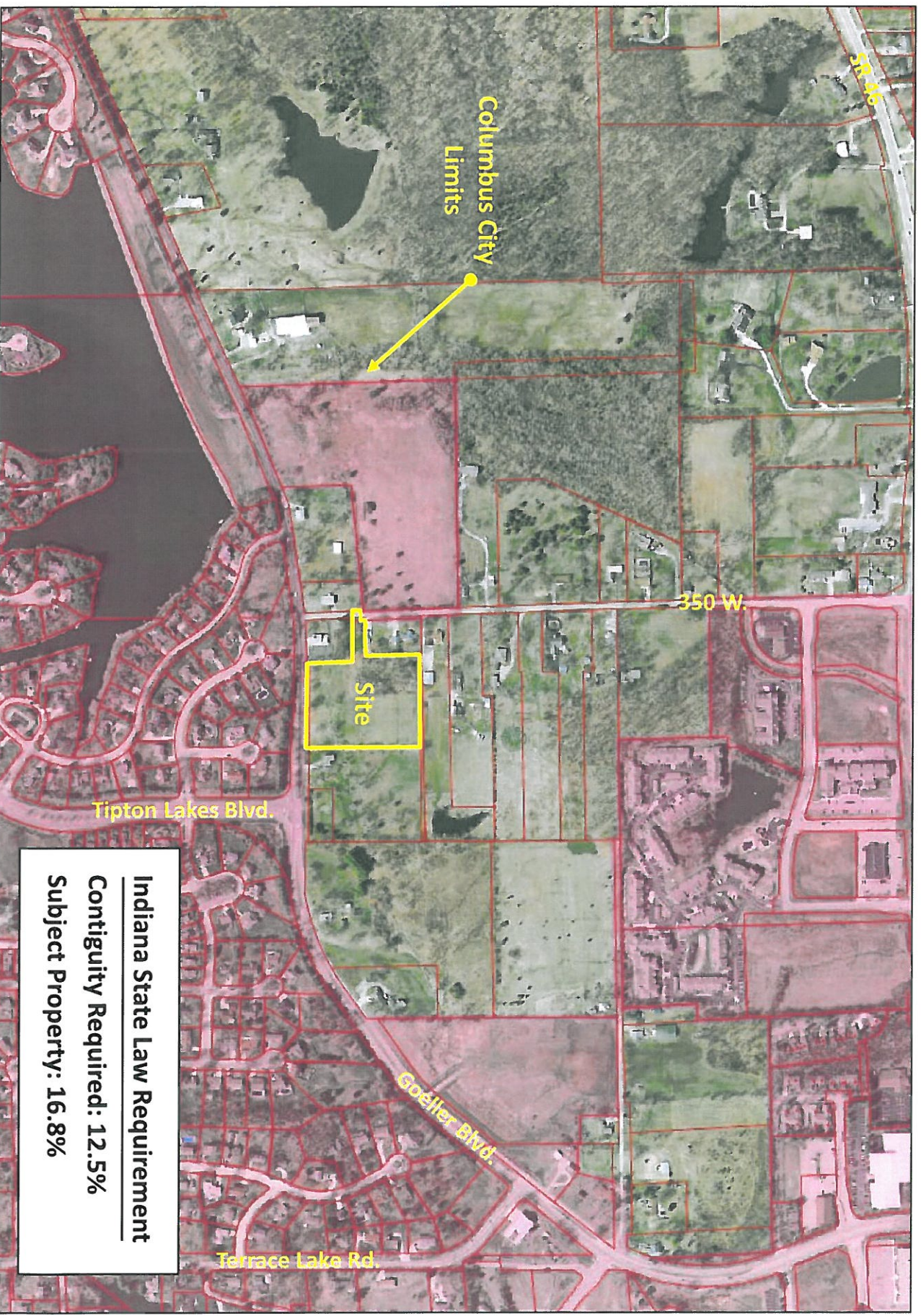
8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Methods of Financing Services & Timing:

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.

Property Location & Contiguity





MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: November 25, 2014

RE: RZ-14-12 (*Church of Jesus Christ of Latter Day Saints Rezoning*)

At its November 12, 2014 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 10 in favor and 0 opposed.

This proposed rezoning is a companion application to the annexation request for the same property (ANX-14-04) that the Council initially considered at its November 5 meeting. Please recall that the Church of Jesus Christ of Latter Day Saints intends to construct a worship facility at this location. The property is currently zoned "AP" (Agriculture: Preferred), which only allows a worship facility as a conditional use. A worship facility would be a permitted use in the proposed "P" (Public / Semi-Public Facilities) zoning district.

The "P" zoning district is what is known as a "site development plan" district, meaning that the Plan Commission has the authority to review and approve the details of any proposed development of the property. Also at their November 12 meeting, the Plan Commission reviewed and approved the site development plan for the worship facility at this location. That approval is contingent upon the completion of the annexation and rezoning processes.

No members of the public spoke in opposition to the rezoning at the Plan Commission public hearing. However, the Plan Commission did receive a letter from the Tipton Lakes Association expressing concern about traffic and road conditions in the area. The Plan Commission did have a lengthy discussion of how best to accommodate the church-related traffic during the site development plan review portion of their hearing and did reach an agreement with the applicant on access to the property.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Plan Commission staff report,
4. a location map, and
5. Images of the proposed worship facility provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2014

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "AP" (AGRICULTURE: PREFERRED)
TO "P" (PUBLIC / SEMI-PUBLIC FACILITIES)**

**To be known as the: Church of Jesus Christ of Latter Day Saints Rezoning
Plan Commission Case No.: RZ-14-12**

WHEREAS, this rezoning was requested by the Church of Jesus Christ of Latter Day Saints and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on November 12, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "AP" (Agriculture: Preferred) to "P" (Public / Semi-Public Facilities):

Lot number one (1) in the "Willoughby – McIntyre Administrative Subdivision" as recorded in Plat Book "P", Page 194B in the Bartholomew County Recorder's Office.

SECTION 2: Commitment(s)

No commitments are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time that companion ordinance ____, 2014 annexing the subject property to the City of Columbus is filed and recorded.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-14-12

of the City of Columbus, Indiana Plan Commission

regarding

Case number RZ-14-12

(Church of Jesus Christ of Latter Day Saints Rezoning),

a proposal to rezone +/-4.20 acres from

AP (Agriculture: Preferred) to P (Public / Semi-Public Facilities)

WHEREAS, the Plan Commission has received the application referenced above from the Church of Jesus Christ of Latter Day Saints; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on November 12, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 4.20 acres generally located on Goeller Boulevard, east of County Road 350 West) is forwarded to the Common Council with a favorable recommendation, contingent upon the completion of the annexation process for the same property (Plan Commission Case ANX-14-04).
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12th DAY OF NOVEMBER 2014 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.

Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (November 12, 2014 Meeting)

Docket No. / Project Title: RZ-14-12 (Church of Jesus Christ of Latter Day Saints)
Staff: Ashley Klingler

Applicant: Church of Jesus Christ of Latter Day Saints
Property Size: 4.20 Acres
Current Zoning: AP (Agriculture: Preferred)
Proposed Zoning: P (Public/Semi-Public Facilities)
Location: 4850 Goeller Boulevard, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of constructing a worship facility.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is P (Public/Semi-Public Facilities) appropriate for this location?

Preliminary Staff Recommendation:

Favorable recommendation to the City Council. The property meets the minimum requirements for lot size. The rezoning is consistent with the Comprehensive plan, current conditions, and responsible growth patterns. The proposed worship facility would have no adverse effect on neighboring property values

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Future Land Use Map indicates the future use of this property as residential. Worship Facilities are conducive around residential zoning, especially where access can be obtained from collector or arterial streets.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The surrounding uses are mostly residential. To the north and east are single family homes on AP (Agriculture: Preferred) zoned lots. The properties to the south (across

Goeller Boulevard) are single family homes on RS3 (Residential: Single-Family 3) zoned lots. The property to the west is the Mt. Pleasant Christian Church on a AP (Agriculture: Preferred) zoned lot. A worship facility would fit in with the character and uses of this district.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The P (Public/ Semi-public) zoning district is intended to provide facilities properly integrated into the city. The desired worship facility is a permitted use in the P district. The property is located in a primarily residential area, but has access to Goeller Boulevard (a minor arterial street) and 350 West (a collector street).

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The worship facility provides a public use which will serve the community as a whole and not adversely affect property values.

Responsible growth and development.

Preliminary Staff Comments: The area around this site is slowly being developed, so it's development would follow the current development patterns. City Utilities has noted that services can be provided to the site. The property should be considered an infill site and its development would represent a responsible growth pattern.

Current Property Information:	
Land Use:	Undeveloped
Site Features:	The property is currently undeveloped with patches of mature trees.
Flood Hazards:	No flood hazards present
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances.
Vehicle Access:	Goeller Boulevard (Minor Arterial, Residential, Suburban) County Road 350 W (Collector, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Large Lot Single Family Residential
South:	RS3 (Residential: Single-Family 3)	Single-Family Residential
East:	AP (Agriculture: Preferred)	Large Lot Single Family Residential
West:	AP (Agriculture: Preferred)	Mt. Pleasant Christian Church

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: AP	Proposed Zoning: P
Zoning District Intent:	The "AP", Agriculture Preferred zoning district is intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.	The "P", Public/Semi-Public Facilities zoning district is intended to provide locations for large scale public facilities, worship facilities, and concentrations of other public institutions.
Permitted Uses:	<ul style="list-style-type: none"> • farm (CFO/CAFO type I) • farm (general) • dwelling, single-family • nature preserve / conservation area 	<ul style="list-style-type: none"> • nursing home / assisted living facility • retirement facility • communications service exchange • cemetery • clinic • community center • community garden • day care center (adult or child) • government office • hospital • institution for the developmentally disabled / mentally ill • library • private club • museum • parking lot / garage (as a primary use) • police, fire, or rescue station • post office • school (grades pre-school through 12) • trade or business school

		<ul style="list-style-type: none"> • university or college • worship facility • golf course • nature preserve / conservation area • park / playground • conference center • health spa • instructional center • retreat center
Water and Sewer Service:	Not Required	Required
Lot and/or Density Requirements:	Minimum Lot Width: 150 feet (lot area greater than 2 acres) Maximum Lot Coverage: 35% (Non-Agricultural Structures)	Minimum Lot Width: 50 feet Maximum Lot Coverage: 65%
Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side Yard Setback: 30 feet Rear Yard Setback: 30 feet Front Yard Setback: <ul style="list-style-type: none"> • Arterial Street or Road: 50 feet • Collector Street: 25 feet 	Side Yard Setback: 10 feet Rear Yard Setback: 10 feet Front Yard Setback: <ul style="list-style-type: none"> • Arterial Street: 10 feet • Collector Street: 10 feet
Height Restrictions:	Primary Structure: 40 feet Accessory Structure: 35 feet	Primary Structure: 45 feet Accessory Structure: 25 feet
Floor Area Requirements:	Minimum Ground Floor Living Area: 40%	Minimum Ground Floor Living Area: not applicable

Signs:	<p>No signs are permitted.</p> <p>The following signs are conditional:</p> <ul style="list-style-type: none"> • Wall • Freestanding • Awning • Directional • Directory • Window • Banner • Inflatable • Beacon 	<p>The following signs are permitted:</p> <ul style="list-style-type: none"> • Wall • Freestanding • Development Entry • Changeable Copy • Time & Temp • Awning • Directional • Directory • Window • Flag • Banner • Inflatable • Beacon
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Interdepartmental Review:	
City Engineering:	No comments provided.
City Utilities:	<p>Water is available on the south side of Goeller Blvd. just west of the site. A service line would be extended across Goeller. The parent line is a developer donated water line and assessments will not be charged. Normal service connection fees will be required. Since the site is presently undeveloped it is assumed that Southwestern Bartholomew Water is making no claims on the site.</p> <p>The nearest sanitary sewer is located south of Goeller Blvd. at a rear lot line in Winterbery Place. The manhole is extremely shallow and gravity sewer cannot be extended to serve the subject property. The only practical solution at this time would be a sewage pumping station sized to serve the proposed church (and it's immediate neighbors) that would discharge to the manhole previously mentioned.</p> <p>If the Columbus City Utilities were to construct this facility we would require an easement from the church, and would likely have expenses of approximately \$20 thousand. The church would be required to pay assessments of approximately \$3,320 in order to connect.</p> <p>An alternate would be for the church to construct their own privately owned grinder pump and then no assessments will be charged only normal connection fees.</p>
Parks Department:	No comments provided.
MPO:	No comments provided.

History of this Location:

The relevant history of this property includes the following: There is a pending application (ANX-14-04) for annexation into the city. The Planning Commission recommended approval at the Oct 8th meeting. First reading is scheduled for the November 5, 2014 City Council meeting and second reading is scheduled for the December 2nd City Council meeting. The Planning Commission can move forward on RZ-14-12 without knowing the final status of ANX-14-04.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **GOAL A-1:** Maintain the small-city atmosphere as the community grows.
2. **GOAL A-3:** Provide individual accessibility to all community services and facilities.
3. **GOAL F-1:** Provide a safe and efficient network of arterial and collector streets and a network of local and neighborhood streets which offer suitable access to property and safety for vehicular and pedestrian traffic.
4. **GOAL I-1:** Provide high-quality public facilities in locations which are convenient and accessible to local residents.

This property is located in the Western Hills character area. The following Planning Principle(s) apply to this application:

1. Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.
2. Encourage all development to be linked to bicycle and pedestrian systems.
3. Prohibit further non-farm development using septic systems.

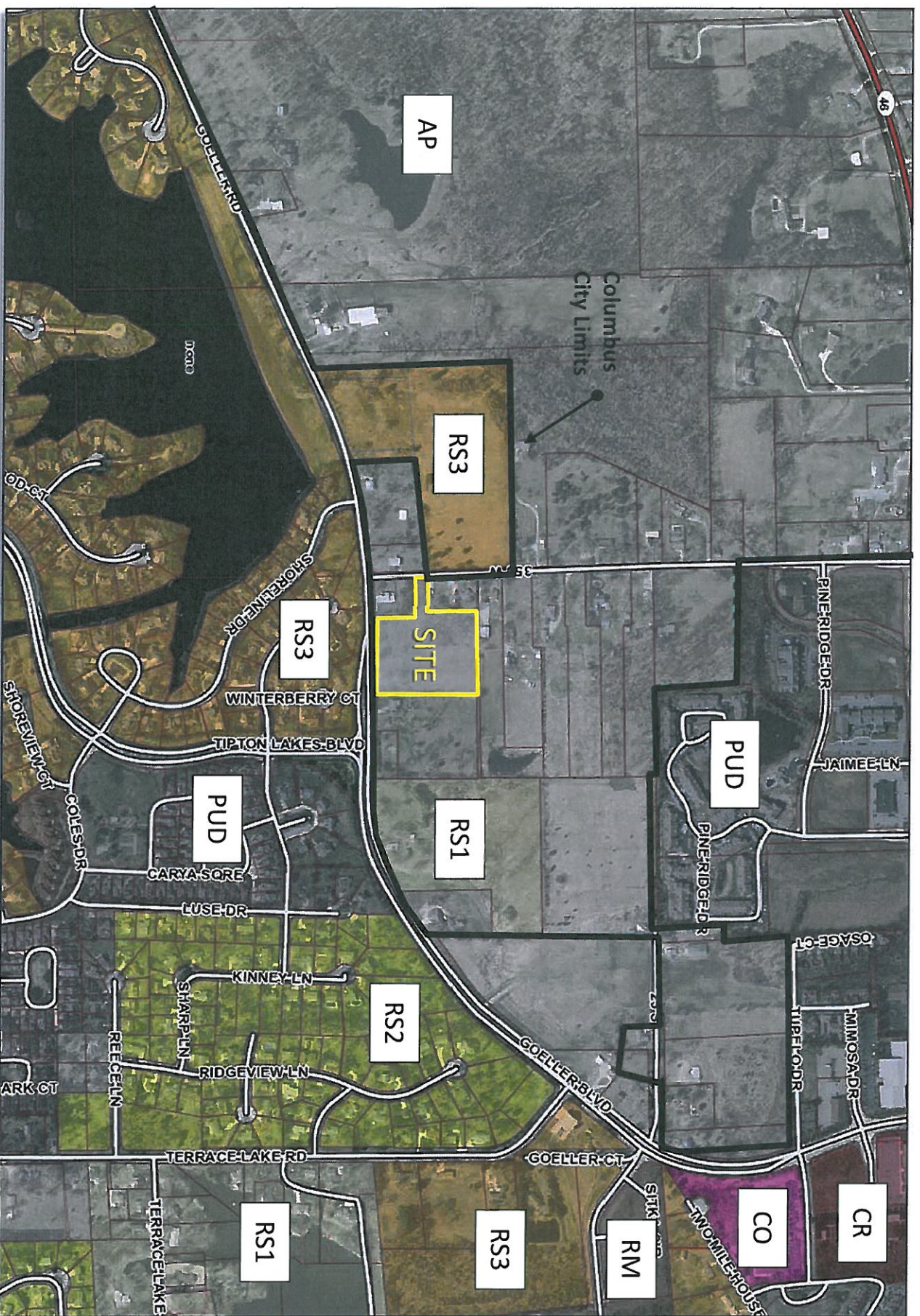
Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The property meets all minimum lot standards for P (Public/Semi-Public Facilities) zoning.
2. Primary access to the site will be provided by Goeller Boulevard and County Road 350 West. Goeller Boulevard is classified as Minor Arterial, Residential, Suburban street. According to the Comprehensive Plan, Minor Arterials provide a moderate degree of mobility and connect major destinations and developments within the community – such as the downtown, shopping centers, schools, and industrial parks. The design of minor arterials should emphasize a balance between mobility of all users and access to individual properties. County Road 350 West is classified as Collector, Residential, Suburban street. According to the Comprehensive Plan, Collector streets play an especially vital and complex role in the community – they connect local streets with arterial streets or to secondary traffic generators such as schools, small shopping centers, churches, parks and hospitals.
3. Both CR 350 West and Goeller Boulevard are minimally improved county roads as this site. CR 350 West features 2 9.5 feet wide travel lanes and no bike lanes or sidewalks. The Thoroughfare Plan recommends 10 feet lanes and sidewalks and bike lanes on this street. Goeller Boulevard features 2 11.5 feet wide travel lanes and no bike lanes or sidewalks. The Thoroughfare Plan recommends 12 feet lanes and sidewalks and bike lanes on this street.
4. Goeller Blvd provides a connection between Harrison Lakes and other western parts of the county with Columbus. CR 350 West connects Tipton Lakes with State Road 46.
5. Current County improvement projects for CR 350 West are as follows:
 - a. removal of trees located within the right-of-way
 - b. replacement of the culvert south of SR 46, which will be long enough to accommodate future widening
 - c. the hill at the Stonehaven entrance will be lowered 4 inches
 - d. the entire street will be repaved, possibly 3 inches wider on each side.

6. Any development on this site will require a site development plan. The Commission has the ability to require site features, like buffering, or scrutinize access points during the site development plan review.
7. The single family residential properties to the south, on the opposite side of Goeller Boulevard, have a buffer on their north (rear) lot lines that will provide screening from the traffic on Goeller Boulevard and the subject property.
8. The City Engineer's office has indicated no traffic or traffic-related safety concerns resulting from the proposed P zoning on this property.
9. The development of this property would be consistent with responsible development practices. Integrating churches into residential areas, at appropriate locations, can reduce city-wide traffic. Also, this project is using a site surrounded by development (infill), rather than spreading out development to farmland.

Property Location & Surrounding Zoning

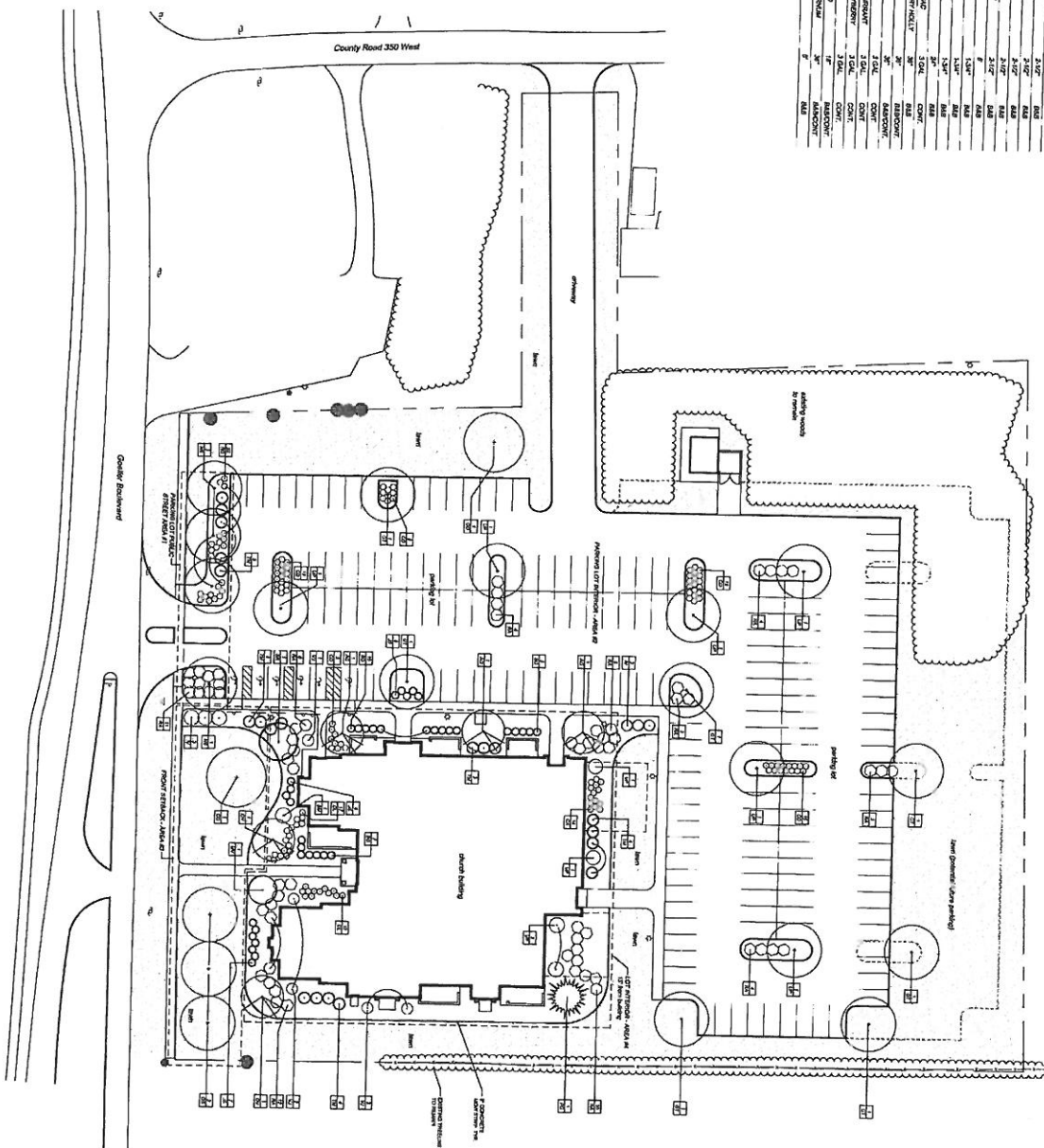




Mark M. Holeman, Inc.
Landscape Architecture & Construction
7871 Hague Road
Indianapolis, Indiana 46256
Phone: 317.448.2100
Fax: 317.448.2101
www.holemaninc.com

PLANT SCHEDULE

QTY	PLANT NAME	SIZE	SPACING
1	QUERCUS PRINCEPIALIS	3-5"	8'x8'
2	QUERCUS PRINCEPIALIS	3-5"	8'x8'
3	QUERCUS PRINCEPIALIS	3-5"	8'x8'
4	QUERCUS PRINCEPIALIS	3-5"	8'x8'
5	QUERCUS PRINCEPIALIS	3-5"	8'x8'
6	QUERCUS PRINCEPIALIS	3-5"	8'x8'
7	QUERCUS PRINCEPIALIS	3-5"	8'x8'
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98	QUERCUS PRINCEPIALIS	3-5"	8'x8'
99	QUERCUS PRINCEPIALIS	3-5"	8'x8'
100	QUERCUS PRINCEPIALIS	3-5"	8'x8'



Landscape Plan
SCALE: 1"=20'



L101

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

COLUMBUS 4TH WARD
INDIANAPOLIS INDIANA STAKE
4850 WEST GELLER BLVD
COLUMBUS INDIANA

PRELIMINARY
NOT FOR
CONSTRUCTION

Drawn by: [Name]
Checked by: [Name]
Date: 10/10/2008

SNAPP
& ASSOCIATES
ARCHITECTURAL DESIGN TEAM

Rev	Date	Description
1	10-10-08	DESIGN DEVELOPMENT



Use as Directed Pages

Independence 170-230-230 SC

RESOLUTION NO. ___, 2014

**RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM**

Advanced Mold & Engineering, Inc.

WHEREAS, the Common Council of the City of Columbus, Indiana, has previously designated, through various prior Resolutions, certain portions of the City of Columbus, Indiana, to be known as economic development target area as contemplated pursuant to **INDIANA CODE 6-1.1-12.1-7**; and

WHEREAS, **INDIANA CODE 6-1.1-12.1-1, *et seq.*** provides that the Common Council of the City of Columbus, Indiana, approve the Statement of Benefits form associated with the application in conjunction with personal and real property tax abatement areas previously designated as an economic revitalization area; and

WHEREAS, **Advanced Mold & Engineering, Inc.** desires and seeks tax abatement associated with the proposed purchase of personal property as contemplated by **INDIANA CODE 6-1.1-12.1-7**; and

WHEREAS, the Common Council of the City of Columbus, Indiana, finds that:

- a. The estimate of the value of the proposed purchase of new manufacturing equipment is reasonable for equipment of that nature;
- b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
- c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
- d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
- e. The deduction allowed for the proposed purchase and installation of new manufacturing equipment pursuant to **INDIANA CODE 6-1.1-12.1-4** shall be allowed for ten (10) years;
- f. The totality of benefits is sufficient to justify the deduction; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional jobs, that such personal property tax abatement be granted; and

WHEREAS, **Advanced Mold & Engineering, Inc.** has submitted for purposes of review by the Common Council of the City of Columbus, Indiana, a Statement of Benefits form, a copy of which is attached hereto and made a part hereof as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, that:

1. The Common Council of the City of Columbus, Indiana, finds that:
 - a. The estimate of the cost of the proposed purchase and installation of new manufacturing equipment is reasonable for equipment of that nature;
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of the new manufacturing equipment;
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
 - e. The deduction allowed for the proposed purchase and installation of the new manufacturing equipment pursuant to INDIANA CODE 6-1.1-12.1-4 shall be allowed for ten (10) years; and
 - f. The totality of benefits is sufficient to justify the deduction.

2. The Mayor of the City of Columbus, Indiana and the Clerk-Treasurer of the City of Columbus, Indiana are hereby authorized by the Common Council of the City of Columbus, Indiana to execute the statement of benefit form attached hereto as Exhibit A for purposes of facilitating the personal property tax abatement of the applicant herein.

Resolution No. ___, 2014
Page Three

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this the ___ day of December, 2014, by a vote of ___ ayes and ___ nays.

Kristen S. Brown
Presiding Officer of the
Common Council

ATTEST:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ___ day of December, 2014, at ___ o'clock ___ .M.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this ___ day of December, 2014, at ___ o'clock ___ .M.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION NO. ____, 2014

RESOLUTION APPROVING DEDUCTIONS FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORMS

Impact Forge Group, LLC.

WHEREAS, the Common Council of the City of Columbus, Indiana, has previously designated, through various prior Resolutions, certain portions of the City of Columbus, Indiana, to be known as economic development target area as contemplated pursuant to **INDIANA CODE 6-1.1-12.1-7**; and

WHEREAS, **INDIANA CODE 6-1.1-12.1-1, et seq.** provides that the Common Council of the City of Columbus, Indiana, approve the Statement of Benefits form associated with the application in conjunction with personal and real property tax abatement areas previously designated as an economic revitalization area; and

WHEREAS, **Impact Forge Group, LLC.** desires and seeks tax abatements associated with the proposed purchase of personal property as contemplated by **INDIANA CODE 6-1.1-12.1-7**; and

WHEREAS, the Common Council of the City of Columbus, Indiana, finds that:

- a. The estimate of the value of the proposed purchase of new manufacturing equipment is reasonable for equipment of that nature;
- b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
- c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
- d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
- e. The deduction allowed for the proposed purchase and installation of new manufacturing equipment pursuant to **INDIANA CODE 6-1.1-12.1-4** shall be allowed for ten (10) years;
- f. The totality of benefits is sufficient to justify the deductions; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional jobs, that such personal property tax abatements be granted; and

WHEREAS, **Impact Forge Group, LLC.** has submitted for purposes of review by the Common Council of the City of Columbus, Indiana, Statement of Benefits forms, copies of which are attached hereto and made a part hereof as Exhibit A and Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, that:

1. The Common Council of the City of Columbus, Indiana, finds that:
 - a. The estimate of the cost of the proposed purchase and installation of new manufacturing equipment is reasonable for equipment of that nature;
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of the new manufacturing equipment;
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
 - e. The deduction allowed for the proposed purchase and installation of the new manufacturing equipment pursuant to INDIANA CODE 6-1.1-12.1-4 shall be allowed for ten (10) years; and
 - f. The totality of benefits is sufficient to justify the deductions.

2. The Mayor of the City of Columbus, Indiana and the Clerk-Treasurer of the City of Columbus, Indiana are hereby authorized by the Common Council of the City of Columbus, Indiana to execute the statement of benefits forms attached hereto as Exhibit A and Exhibit B for purposes of facilitating the personal property tax abatements of the applicant herein.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this the ___ day of December, 2014, by a vote of ___ ayes and ___ nays.

Kristen S. Brown
Presiding Officer of the
Common Council

ATTEST:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ___ day
of December, 2014, at ___ o'clock ___.M.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this ___ day of December, 2014, at
___ o'clock ___.M.

Kristen S. Brown
Mayor of the City of Columbus, Indiana



COLUMBUS CITY UTILITIES

1111 McClure Road
P.O. Box 1987
Columbus, IN 47202-1987

812-372-8861
812-376-2427 FAX
www.columbusutilities.org

November 10, 2014

To: Mayor Brown and
The members of the
Columbus City Council

From: Keith Reeves
Director of Utilities

RE: Annual Financial Plan

Attached, please find a copy of the proposed Columbus City Utilities' (CCU) financial plan for the year 2015. To aid your review, a brief summary of this year's plan appears below.

Operational Income Current experience allows us to project modest increases in both water and wastewater incomes. Water income is predicted to increase 3.4% over current plan levels, while wastewater income is predicted to rise by 0.9%. In total, income is predicted to rise by 1.6% over the current plan.

Operational Expenses Water expenses are projected to increase by 1.4% next year. Wastewater expenses are planned to increase by a similar 1.3%. Overall spending is projected to increase by 1.7%

Capital Plan Capital expenses for 2015 include a water main replacement in Fourth Street and the replacement of a pumping station currently located at State and Third Streets. A new vacuum excavator for water distribution crews and the beginning of a pipe lining program to correct infiltration in the collection system are also planned.

Long Range Cash Projections The overall cash balances will be affected by the planned future capital projects and wastewater rates may require reviewing sometime around 2017 or 2018. Water cash balances continue to look healthy until at least 2020, but the utility's capital needs are still being discussed and may affect projections beyond that.

RESOLUTION NO. _____, 2014

**RESOLUTION APPROVING THE PROPOSED
BUDGET OF THE UTILITY SERVICE BOARD
AS PRESENTED TO THE COMMON COUNCIL OF
THE CITY OF COLUMBUS, INDIANA**

WHEREAS, Ordinance No. 6, 1987, provides that the Common Council for the City of Columbus, Indiana, review and/or modify, revise or amend the proposed budget for the Utility Service Board presented to the Common Council of the City of Columbus, Indiana in November of each year; and

WHEREAS, on October 23, 2014 the Utility Service Board of the City of Columbus, Indiana approved the Annual Budget of said Board, a copy of which is attached hereto and made apart hereof as Exhibit "A".

THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

1. That the proposed budget of the Utility Service Board as submitted to the Common Council on November 18, 2014 is hereby approved.

Adopted by the Common Council of the City of Columbus, Indiana, and approved by me,
as Mayor, this ____ day of _____, 2014, at
_____ o'clock _____.M.

Mayor, Kristen Brown

MEMBERS OF THE COMMON COUNCIL

ATTEST:

LuAnn Welmer
Clerk-Treasurer

Adopted by Council

_____ Ayes

_____ Nays

PROPOSED FINANCIAL PLAN

FOR THE

COLUMBUS CITY UTILITIES

FOR THE YEAR

2015

2014 was a year where the Columbus City Utilities concentrated on operations rather than large capital improvements. There was an increased emphasis in fire hydrants and water system control valves, as well as continued preventive maintenance activities in both treatment operations. The department also continued to seek the optimum procedure for the disposal of biosolids remaining from the wastewater process.

The year has also been a year of change where six positions were refilled with new employees. These changes bring hardship each time they happen because the employees who leave often have significant tenure and experience, but they also present opportunity to look at each job and reevaluate the duties and the skill set.

All of these efforts and issues will

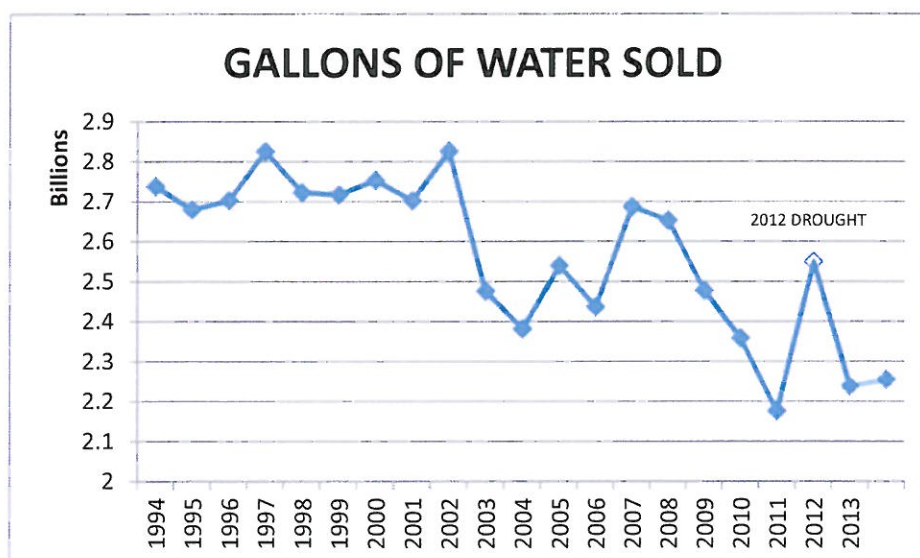
continue in 2015. Additionally, construction will begin (and hopefully be completed) on the replacement of a key sewage pumping station serving the City's east side.

New regulations governing the discharge of phosphorous are expected from the Indiana Department of Environmental Management. This annual plan includes study funds to investigate possible ways to address this issue.

Income for 2015 is projected at 1.6% greater than the current plan, total expenses are planned to increase by a slightly less 1.4%.

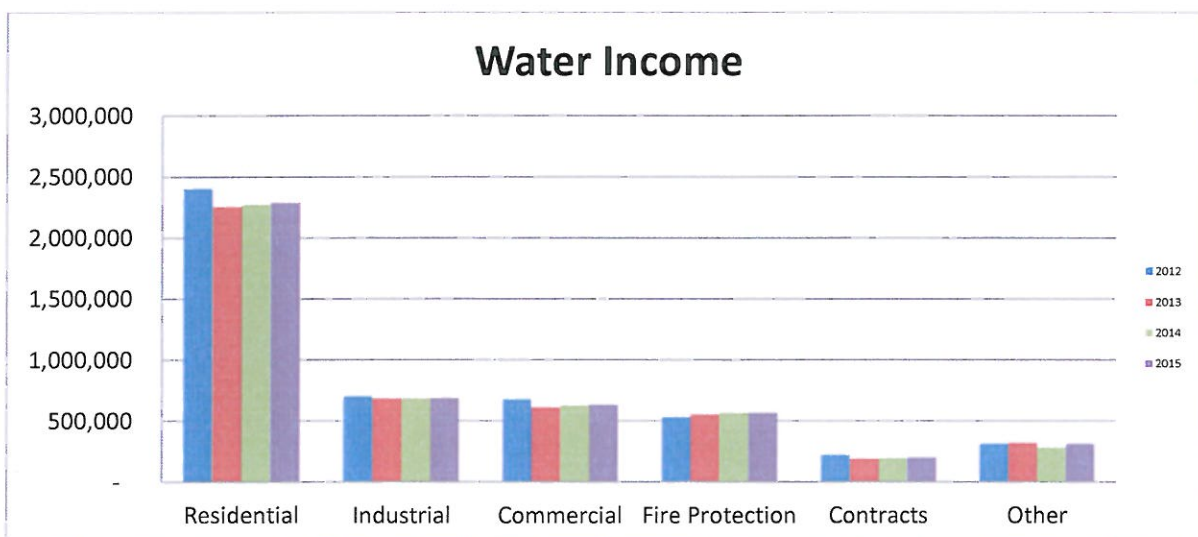
Income

The CCU projects estimated income based upon recent history, plus any known factors that may cause a variation from that history. Water and wastewater utility income is affected by temperature, rainfall and in a very large part, by general economic conditions.

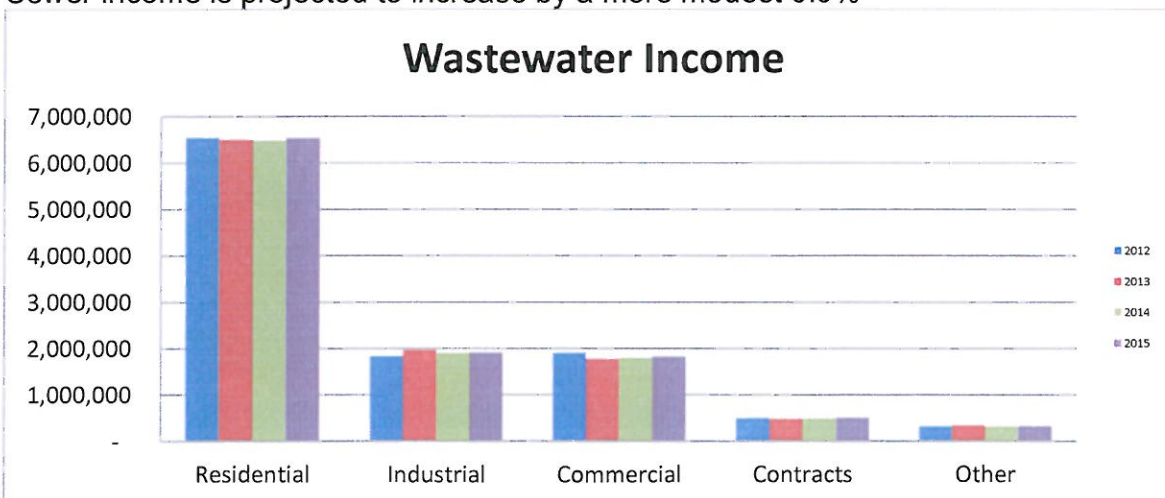


Income in both utilities had been declining from 2001 through 2011. This was due, in part, to general economic downturn and by increased conservation efforts on the part of many local industries and households. The chart on the previous page shows the overall water sales for the CCU over the past several years. Discounting the large sales related to the drought of 2012, there has been a modest growth since 2012 that continues today. Residential income is expected to increase by approximately 7.6% in the water utility, but only hold steady on the wastewater side. Conversely, industrial income is expected to be at 2014 levels for water, but 7.8% over current plan for wastewater.

Water income is projects to increase by 3.4% in 2015



Sewer income is projected to increase by a more modest 0.9%



**Columbus City Utilities
2015 Annual Plan
Income**

	Actual		Plan	est(8+4)	Plan	Plan/Plan
	2012	2013	2014	2014	2015	% Chg
Water Income						
Residential	2,068,219	1,930,701	1,822,000	1,949,565	1,961,000	7.6%
Industrial	601,803	582,870	583,000	581,004	583,000	0.0%
Fire Protection	529,293	553,781	552,000	565,626	565,200	2.4%
Sprinkler(Firelines)	100,935	100,631	99,600	104,288	104,400	4.8%
New Cust Serv	106,701	109,803	92,000	103,646	116,000	26.1%
Penalties	23,144	22,663	20,300	22,368	22,100	8.9%
Turn On/Off	45,630	40,122	49,000	35,723	43,700	-10.8%
Misc	139,436	148,671	132,000	119,691	130,800	-0.9%
Apartments	336,222	324,927	327,000	323,498	327,000	0.0%
Government	64,694	57,103	59,000	66,557	66,500	12.7%
Spec. Contracts	221,503	189,918	195,000	196,284	200,000	2.6%
Commercial	458,373	410,959	445,000	404,968	411,000	-7.6%
Institutional	153,105	144,589	155,000	155,633	155,000	0.0%
Total Operating	4,849,058	4,616,738	4,530,900	4,628,849	4,685,700	3.4%
Interest	30,134	11493				
Rental	85,200	85,200	85,200	85,200	85,200	
Gain/(Loss) on Assets	(54,058)	(24,884)				
Total Income	4,910,334	4,688,547	4,616,100	4,714,049	4,770,900	3.4%
Wastewater Income						
Residential	5,290,108	5,298,757	5,304,000	5,253,481	5,304,000	0.0%
Industrial	1,660,487	1,821,704	1,623,000	1,727,546	1,750,000	7.8%
Surcharges	172,141	151,263	153,000	176,545	161,000	5.2%
New Cust Serv	20,313	7,235	20,900	11,122	12,000	-42.6%
Penalties	144,287	148,562	156,000	146,853	148,800	-4.6%
Misc	59,738	144,957	60,000	114,882	124,000	106.7%
Apartments	1,255,490	1,204,100	1,231,000	1,229,746	1,235,000	0.3%
Government	128,857	122,860	122,000	134,322	132,000	8.2%
Spec. Contracts	500,722	486,711	557,000	495,648	505,000	-9.3%
Commercial	1,352,889	1,239,097	1,327,000	1,290,750	1,319,000	-0.6%
Institutional	419,977	416,806	413,000	376,714	380,000	-8.0%
Trash	14,391	1,253	1,440	1,403	1,656	15.0%
Farm	100,550	46,773	46,600	46,616	46,600	0.0%
Total Operating	11,119,950	11,090,078	11,014,940	11,005,627	11,119,056	0.9%
Interest	82,375	72,370				
Rental	90,000	90,000	90,000	90,000	90,000	
Gain/(Loss) on Assets	(1,015,038)	(544,222)				
Total Income	10,277,287	10,708,226	11,104,940	11,095,627	11,209,056	0.9%
Total Utilities	15,187,621	15,396,773	15,721,040	15,809,676	15,979,956	1.6%

Operating Expenses

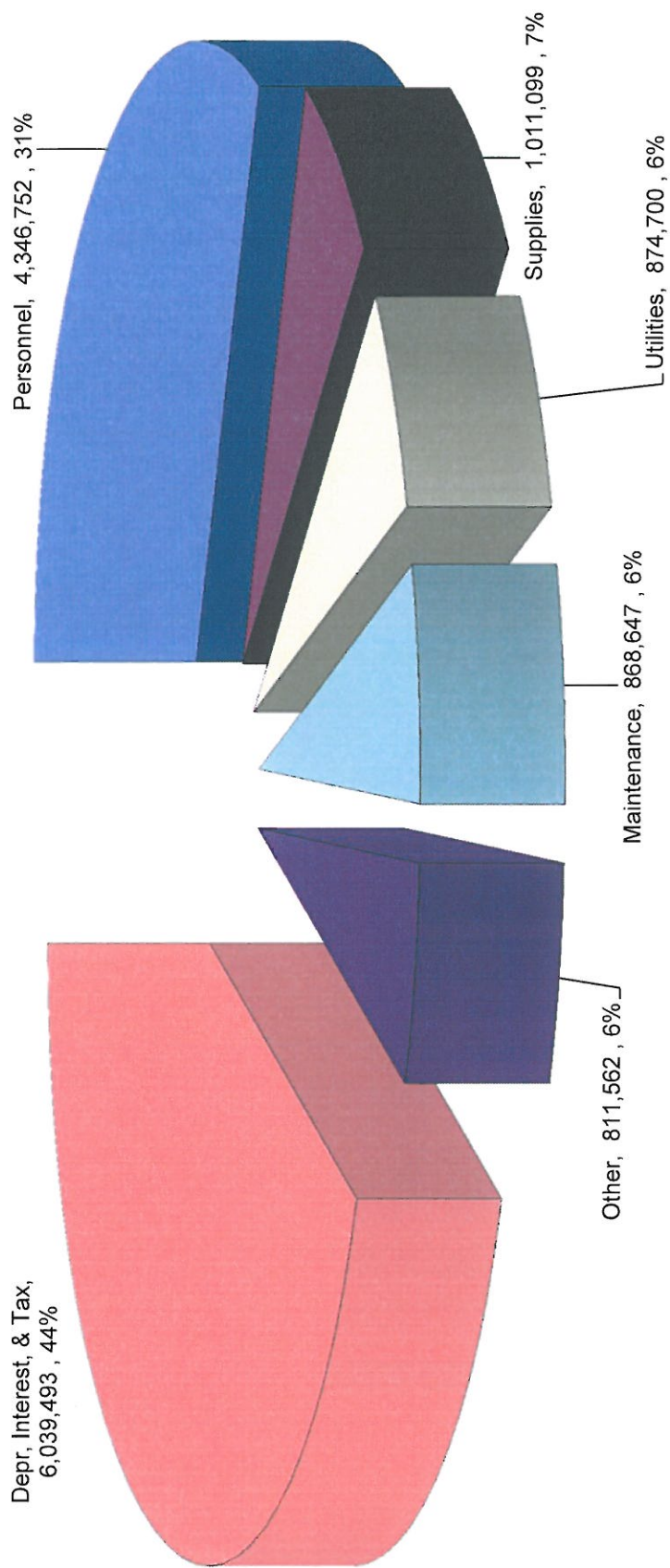
The operating expenses for the CCU include all costs for operating and maintaining the Utilities. It includes depreciation expenses, which are internal transfers that go into a fund for the replacement of capital assets. Additionally, interest on our outstanding debt is included as an operating expense.

Projected water utility expenses are being increased by 1.5% over 2014 levels. Besides wages, there are increases in Water Distribution - Hydrant maintenance, Water Treatment Plant (WTP) - material/supplies services, and chemicals. The increases in chemical costs are due to pricing increases and more accurate application techniques. The increases in hydrant and WTP materials costs are directly related to our increased emphasis in maintenance in both of these areas.

Reductions are shown in the Distribution material/ supply Transmission and Distribution line item (main repair) and water meter. Reductions are also shown in WTP high service pump maintenance.

Total wastewater expenses are being presented that are 1.3% greater than the 2014 plan. New expenses are planned for engineering services to assist in determining the optimal approach to meet upcoming new regulations concerning phosphorous discharge limits for wastewater. There are also increased expenses in biosolids disposal that are a direct correlation to increased solids entering the treatment facility.

2015 Plan Expense



**Columbus City Utilities
2015 Plan Expenses**

10/23/2014

ACCOUNT	TITLE	2014 Budget	2015 Budget	% Change
Distribution Operations				
95.90.901.51200	Salaries-Supervision	55,852	56,918	1.9%
95.90.901.52300	FICA-Dist Oper	4,273	4,354	1.9%
95.90.901.61200	Supplies Office--Dist	300	300	0.0%
95.90.901.64200	Material/Supply	1,200	1,200	0.0%
95.90.901.77300	Uniforms	2,736	3,132	14.5%
	***TOTAL	64,361	65,904	2.4%
Distribution Maintenance				
95.90.902.51300	Labor - Tran & Distr	281,566	287,910	2.3%
95.90.902.51600	Overtime-Dist Maint	32,130	33,000	2.7%
95.90.902.52300	FICA-Dist Maint	23,998	24,550	2.3%
95.90.902.61950	Contingency	696	696	0.0%
95.90.902.62100	Gasoline & Oil	30,000	30,000	0.0%
95.90.902.62503	Maint - Vehicles	6,000	4,992	-16.8%
95.90.902.62901	Matl/Supply - Tran-Dis	69,996	55,000	-21.4%
95.90.902.62902	Matl/Sup Maint - Serv	18,000	28,000	55.6%
95.90.902.62903	Matl/Sup Maint - Meter	339,996	315,000	-7.4%
95.90.902.62904	Matl/Sup Maint - Hydr	9,996	20,000	100.1%
95.90.902.62905	Matl/Sup Maint - Valve	4,992	5,000	0.2%
95.90.902.63300	Maint - Small Equip	3,996	3,663	-8.3%
	***TOTAL	821,366	807,811	-1.7%
WTP Expenses				
95.90.905.51200	Salaries - WTP Oper	58,098	59,800	2.9%
95.90.905.51300	Labor - WTP Oper	214,730	235,448	9.6%
95.90.905.51600	Overtime - WTP Oper	22,236	22,850	2.8%
95.90.905.52300	FICA - WTP Oper	22,572	24,334	7.8%
95.90.905.61950	Contingency - WTP	2,000	1,992	-0.4%
95.90.905.62100	Gasoline & Oil - WTP	10,000	9,996	0.0%
95.90.905.62503	Maint - Vehicles	2,283	2,700	18.3%
95.90.905.62900	Mat'l & Supplies - WTP	14,000	19,992	42.8%
95.90.905.62921	Chemicals	92,000	126,000	37.0%
95.90.905.62929	Permits & Fees	14,630	14,630	0.0%
95.90.905.63100	Maint - Bldg & Grounds	16,000	19,992	25.0%
95.90.905.63300	Maint -HS Pumps	20,000	9,996	-50.0%
95.90.905.63302	Maint - Backwash Lagoon	500	492	-1.6%
95.90.905.63303	Maint - Gravity Filters	3,300	3,300	0.0%
95.90.905.63304	Maint - Booster Stations	3,000	3,000	0.0%
95.90.905.63305	Maint - Water Storage	85,408	115,812	35.6%
95.90.905.63306	Maint - Wells	80,000	79,992	0.0%
95.90.905.63307	Maint - Plt Meters	2,000	1,992	-0.4%
95.90.905.63308	Maint - Well Meters	2,000	1,992	-0.4%
95.90.905.63309	Maint - Generators	6,000	6,000	0.0%
95.90.905.63310	Maint - Chemical Feed Sys	5,000	4,992	-0.2%
95.90.905.75100	Utilities - Elect	476,568	474,960	-0.3%
95.90.905.75200	Utilities - Gas	11,350	11,760	3.6%
95.90.905.77100	Rent 4-H Fairground	7,500	15,000	100.0%
95.90.905.77300	Uniforms - WTP	2,016	3,084	53.0%
	***TOTAL	1,173,191	1,270,106	8.3%

**Columbus City Utilities
2015 Plan Expenses**

10/23/2014

ACCOUNT	TITLE	2014 Budget	2015 Budget	% Change
	Quality Control (Water)			
95.90.915.51300	Labor-Technicians	86,034	87,736	2.0%
95.90.915.51600	Overtime-QC(W)	0	260	
95.90.915.52300	FICA-WQC	6,582	6,732	2.3%
95.90.915.61200	Supplies Office-QC	348	222	-36.2%
95.90.915.61955	Contract Lab Services	6,599	3,770	-42.9%
95.90.915.62100	Gasoline & Oil	3,537	3,588	1.4%
95.90.915.62503	Maint-Vehicles	576	793	37.7%
95.90.915.62921	Chemicals & Supplies	12,138	12,489	2.9%
95.90.915.73100	Bldg. Maint. QC	3,970	4,000	0.8%
95.90.915.75100	Utilities--Electric	19,446	22,998	18.3%
95.90.915.75200	Utilities --Gas	9,599	9,596	0.0%
95.90.915.77300	Uniforms	840	844	0.5%
	***TOTAL	149,669	153,027	2.2%
	Engineering (Water)			
95.90.920.51200	Salaries - Supervision	74,932	76,440	2.0%
95.90.920.52300	FICA-Wengr	5,732	5,848	2.0%
95.90.920.61950	Contingency	120	120	0.0%
95.90.920.62100	Gasoline & Oil	900	900	0.0%
95.90.920.62503	Maint- Vehicles	720	720	0.0%
95.90.920.62900	Material & Supplies	720	720	0.0%
95.90.920.77300	Uniforms	360	276	-23.3%
	***TOTAL	83,484	85,024	1.8%
	General & Administration (Water)			
95.90.925.51200	Salaries - Management	73,112	74,570	2.0%
95.90.925.51300	Wages - Gen & Admin	175,580	179,466	2.2%
95.90.925.51600	Overtime-Admin(W)	6,120	6,000	-2.0%
95.90.925.52300	FICA-Wadmin	19,493	19,893	2.1%
95.90.925.52400	Group Hospitalization	236,400	241,200	2.0%
95.90.925.52500	Unemployment Comp.	0	0	
95.90.925.61200	Supplies - Office	5,400	7,500	38.9%
95.90.925.61950	Contingency	2,400	3,000	25.0%
95.90.925.62503	Vehicle-Maint	300	300	0.0%
95.90.925.63100	Bldg Maintenance	12,000	19,000	58.3%
95.90.925.71100	Legal/Prof Finance	10,000	5,000	-50.0%
95.90.925.71300	Legal/Prof Eng Consult	36,000	15,000	-58.3%
95.90.925.71400	Legal/Prof Legal/Attor	7,200	7,200	0.0%
95.90.925.71700	Ed/Reg/Training	8,565	4,800	-44.0%
95.90.925.71900	Payroll Charges	4,800	4,800	0.0%
95.90.925.72100	Credit Card Charges	30,000	30,000	0.0%
95.90.925.72200	Office Exp Postage	43,200	43,200	0.0%
95.90.925.72210	Bill Processing Cost	14,400	14,400	0.0%
95.90.925.72240	Office Exp - Equip Rental	400	426	6.5%
95.90.925.72300	Travel/Tran/Lodging	7,500	1,200	-84.0%
95.90.925.72400	IN Underground		3,900	
95.90.925.72710	Adj To Physcial Invento	6,000	6,000	0.0%
95.90.925.72720	Bad Debts Expense	1,200	1,200	0.0%
95.90.925.74300	Insurance - Ind WC	2,400	6,360	165.0%
95.90.925.74400	Insurance - Property	30,000	12,000	-60.0%
95.90.925.74900	Insurance Liability	20,400	24,000	17.6%
95.90.925.74920	Injuries & Damages	0	1,200	

**Columbus City Utilities
2015 Plan Expenses**

10/23/2014

ACCOUNT	TITLE	2014 Budget	2015 Budget	% Change
95.90.925.75000	Utilities - Telephone	20,400	21,300	4.4%
95.90.925.75600	Utility Receipt Tax	57,000	53,000	-7.0%
95.90.925.77100	Office Expense - Rent	90,000	90,000	0.0%
95.90.925.77300	Mat'l & Supplies-Uniforms	60	110	83.3%
95.90.925.79200	Dues/Member/Subscrip	3,070	2,400	-21.8%
	***TOTAL	923,400	898,425	-2.7%
Information Systems (Water)				
95.90.930.51200	Salaries	36,064	37,128	3.0%
95.90.930.52300	FICA-WIS	2,759	2,840	3.0%
95.90.930.71601	Computer Maintenance	12,660	12,600	-0.5%
95.90.930.71602	Computer Software	38,400	38,400	0.0%
95.90.930.71603	Computer Supplies	6,900	6,840	-0.9%
95.90.930.71604	Voice/Data Communications	2,460	2,400	-2.4%
95.90.930.71605	Computer Hardware	4,992	4,980	-0.2%
	***TOTAL	104,235	105,188	0.9%
Employee Pension (Water)				
95.90.900.52102	Pension Expense	250,000	250,000	0.0%
	***TOTAL	250,000	250,000	0.0%
Depreciation Expense (Water)				
99.90.900.79901	Depr Exp - Bldgs & Struc	768,000	750,000	-2.3%
99.90.900.79902	Depr Exp - Machinery & E	168,000	180,000	7.1%
99.90.900.79903	Depr Exp - Trucks & Auto	27,600	31,200	13.0%
99.90.900.79904	Depr Exp - Furniture & Eq	18,000	23,760	32.0%
	***TOTAL	981,600	984,960	0.3%
	Grand Totals Water	4,551,307	4,620,445	1.5%
Collection System Operations				
85.91.951.51200	Salaries - Supervision	55,614	56,692	1.9%
85.91.951.51300	Labor - Off Personnel	31,654	32,292	2.0%
85.91.951.51600	Overtime-Coll Oper	228	228	0.0%
85.91.951.52300	FICA-Coll Oper	6,693	6,825	2.0%
85.91.951.61200	Office Supplies-Coll	300	384	28.0%
85.91.951.61901	Small Equipment Repair	804	900	11.9%
85.91.951.61902	Small Equipment & Tool	1,500	1,500	0.0%
85.91.951.61904	Manhole Street work	10,008	20,000	99.8%
85.91.951.61950	Contingency	2,004	2,004	0.0%
85.91.951.62100	Gasoline & Oil	35,004	40,000	14.3%
85.91.951.62150	Oil/Antifreeze - All Vehicles	1,500	1,500	0.0%
85.91.951.62503	Maint - Vehicles	804	600	-25.4%
85.91.951.62900	Materials & Supplies	756	756	0.0%
85.91.951.62909	Shop Supplies	1,404	1,200	-14.5%
85.91.951.62927	Septic Pumping EB	10,008	7,000	-30.1%
85.91.951.77300	Uniforms	2,796	2,928	4.7%
	***TOTAL	161,077	174,809	8.5%

**Columbus City Utilities
2015 Plan Expenses**

10/23/2014

ACCOUNT	TITLE	2014 Budget	2015 Budget	% Change
Line System Maintenance				
85.91.952.51300	Labor-Hourly	211,086	215,036	1.9%
85.91.952.51600	Overtime-Coll Line Maint	21,924	23,388	6.7%
85.91.952.52300	FICA-Line Maint	17,825	18,239	2.3%
85.91.952.62503	Maint Vehicles	8,004	9,204	15.0%
85.91.952.62900	Manhole Repairs	2,496	2,496	0.0%
85.91.952.62902	Line Repair	5,400	12,000	122.2%
85.91.952.62903	Lateral Installation	12,000	3,504	-70.8%
85.91.952.62906	Force Main Repair	3,504	5,400	54.1%
85.91.952.62921	Chemicals	16,152	20,000	23.8%
	***TOTAL	298,391	309,267	3.6%
Lift Station Operation				
85.91.953.51300	Labor-Hourly	137,430	141,388	2.9%
85.91.953.51600	Overtime-LS Oper	21,420	25,012	16.8%
85.91.953.52300	FICA-LS Oper	12,152	12,730	4.8%
85.91.953.62503	Maint Vehicles	2,508	2,508	0.0%
85.91.953.75100	Utilities - Elec	113,868	117,504	3.2%
	***TOTAL	287,378	299,142	4.1%
Lift Station Maintenance				
85.91.954.61905	LS Odor Control	17,004	30,000	76.4%
85.91.954.63300	General Maint.	10,008	12,000	19.9%
85.91.954.63402	Generator Maint.	3,504	3,504	0.0%
85.91.954.63403	Maint. Electrical	3,504	4,200	19.9%
85.91.954.63405	Maint-Equip	9,000	10,000	11.1%
85.91.954.63407	Maint-Monitoring Sys.	840	840	0.0%
	***TOTAL	43,860	60,544	38.0%
Electrical Maintenance				
85.91.960.51300	Labor	55,210	56,602	2.5%
85.91.960.51600	Overtime-Elec Maint	1,400	1,400	0.0%
85.91.960.52300	FICA-Elec Maint	4,331	4,437	2.5%
85.91.960.61902	Small Equipment & Tool	350	480	37.1%
85.91.960.62100	Gasoline & Oil		1,412	
85.91.960.62503	Maint - Vehicles	200	238	19.0%
85.91.960.62900	Supplies	250	194	-22.6%
	***TOTAL	61,741	64,763	4.9%
Wastewater Plant Expenses				
85.91.961.51200	Salaries - Supervision	60,904	62,466	2.6%
85.91.961.51300	Labor-Hourly	307,198	312,784	1.8%
85.91.961.51600	Overtime-Plt Oper WWTP	60,100	57,788	-3.8%
85.91.961.52300	FICA-WWTP	32,757	33,127	1.1%
85.91.961.61200	Supplies Office-WWTP	238	234	-1.7%
85.91.961.61901	Repair Parts	13,502	12,980	-3.9%
85.91.961.61950	Contingency	3,000	2,888	-3.7%
85.91.961.62100	Gasoline & Oil	8,174	13,174	61.2%
85.91.961.62503	Maint - Vehicles	1,388	1,785	28.6%
85.91.961.62900	Plant Supplies	7,350	7,692	4.7%
85.91.961.62908	Prevent. Maint. Supplies	13,000	16,970	30.5%
85.91.961.62923	Tools	1,924	1,440	-25.2%

**Columbus City Utilities
2015 Plan Expenses**

10/23/2014

ACCOUNT	TITLE	2014 Budget	2015 Budget	% Change
85.91.961.62924	Chemicals/Odor Control	4,992	5,989	20.0%
85.91.961.62926	Outside Services-Oper.	16,270	15,996	-1.7%
85.91.961.62927	Landfill Fees	32,750	25,200	-23.1%
85.91.961.62929	Permits & Fees	12,420	11,500	-7.4%
85.91.961.75100	Utilities - Electric	428,000	430,080	0.5%
85.91.961.75200	Utilities - Gas	43,252	49,896	15.4%
85.91.961.75300	Utilities - Water	14,400	14,400	0.0%
85.91.961.77300	Uniforms	1,944	2,196	13.0%
	***TOTAL	1,063,563	1,078,585	1.4%
Biosolids Disposal (Sewer)				
85.91.962.61901	Repair Parts	1,924	1,950	1.4%
85.91.962.61950	Contingency	3,000	2,900	-3.3%
85.91.962.62900	Supplies-Operating	560	962	71.8%
85.91.962.62924	Chemicals Biosolids	117,000	117,000	0.0%
85.91.962.62926	Outside Services		0	
85.91.962.62927	Landfill Fees-Bio	190,920	212,000	11.0%
	***TOTAL	313,404	334,812	6.8%
Headworks				
85.91.963.61901	Repair Parts/HW	3,000	2,900	-3.3%
85.91.963.61950	Contingency/HW	430	500	16.3%
85.91.963.62900	Supplies/HW	238	288	21.1%
85.91.963.62926	Outside Services/HW	2,900	4,812	65.9%
85.91.963.75100	Utilities - Electric/HW	138,600	108,000	-22.1%
85.91.963.75200	Utilities - Gas/HW	6,724	6,300	-6.3%
	***TOTAL	151,892	122,800	-19.2%
Mariah Lagoons				
85.91.964.61901	Repair Parts/Mariah	476	600	26.1%
85.91.964.61950	Contingency/Mariah	238	200	-16.0%
85.91.964.62900	Supplies/Mariah	238	200	-16.0%
85.91.964.62924	Chemicals/Mariah	9,600	9,250	-3.6%
85.91.964.62926	Outside Services/Mariah	724	1,000	38.1%
85.91.964.75100	Utilities-Electric/Mariah	600	3,204	434.0%
	***TOTAL	11,876	14,454	21.7%
Quality Control (Sewer)				
85.91.970.51200	Salaries - Supervision	72,894	74,298	1.9%
85.91.970.51300	Labor-Technicians	158,108	161,060	1.9%
85.91.970.51600	Overtime-QC(WWV)	924	1,104	19.5%
85.91.970.52300	FICA-WWQC	17,742	18,089	2.0%
85.91.970.61950	Contingency	0	0	
85.91.970.61955	Contract Lab Services	13,311	15,522	16.6%
85.91.970.62100	Gasoline & Oil	1,036	1,014	-2.1%
85.91.970.62503	Maint-Vehicles	300	298	-0.7%
85.91.970.62900	Matl & Supplies-Lab	5,580	5,580	0.0%
85.91.970.62901	Matl & Supplies-Pretreat.	2,381	2,400	0.8%
85.91.970.62902	Matl & Supplies-Oper.	11,224	7,224	-35.6%
85.91.970.62903	Matl & Supplies-Tamerix	8,736	4,200	-51.9%
85.91.970.77300	Uniforms	1,644	1,640	-0.2%
	***TOTAL	293,879	292,429	-0.5%

**Columbus City Utilities
2015 Plan Expenses**

10/23/2014

ACCOUNT	TITLE	2014 Budget	2015 Budget	% Change
	Engineering (Sewer)			
85.91.980.51300	Labor-Technicians	88,546	74,048	-16.4%
85.91.980.51600	Overtime-Engr(VWW)	700	150	-78.6%
85.91.980.52300	FICA-VWWengr	6,827	5,676	-16.9%
85.91.980.61200	Supplies Office-Engr	120	120	0.0%
85.91.980.61950	Contingency	600	600	0.0%
85.91.980.62100	Gasoline & Oil	4,440	4,440	0.0%
85.91.980.62503	Maint- Vehicles	240	240	0.0%
85.91.980.62900	Material & Supplies	360	360	0.0%
85.91.980.77300	Uniforms	276	324	17.4%
	***TOTAL	102,109	85,958	-15.8%
	General & Administration (Sewer)			
85.91.990.51200	Salaries Management	151,896	156,386	3.0%
85.91.990.51300	Wages - Gen & Admin	132,968	134,776	1.4%
85.91.990.51600	Overtime-Admin(VWW)	4,800	4,200	-12.5%
85.91.990.52300	FICA-VWWadmin	22,159	22,595	2.0%
85.91.990.52400	Group Hospitalization	336,000	308,400	-8.2%
85.91.990.61200	Supplies Office	3,150	3,000	-4.8%
85.91.925.62503	Vehicle Maint/Pool Car	100	0	-100.0%
85.91.990.71100	Legal/Prof - Finance	10,700	4,000	-62.6%
85.91.990.71300	Legal/Prof - Eng Consult	24,000	45,000	87.5%
85.91.990.71400	Legal/Prof - Legal/Attor	7,200	7,424	3.1%
85.91.990.71700	Ed/Reg/Training	15,950	4,800	-69.9%
85.91.990.71900	City - Payroll	4,800	4,800	0.0%
85.91.990.71950	Contingency	6,600	6,000	-9.1%
85.91.990.72100	Credit Card Charges	30,000	30,000	0.0%
85.91.990.72200	Office Expense Postage	43,200	43,200	0.0%
85.91.990.72210	Bill Processing Cost	14,400	15,600	8.3%
85.91.990.72240	Office Exp - Equip Rental	500	426	-14.8%
85.91.990.72300	Travel/Tran/Lodging	4,500	3,600	-20.0%
85.91.990.72400	IN Underground		3,900	
85.91.990.72710	Adj To Physcial Invento	2,500	2,500	0.0%
85.91.990.72720	Bad Debts Expense	2,400	2,400	0.0%
85.91.990.73100	Bldg Maintenance	18,100	29,600	63.5%
85.91.990.74300	Insurance - Ind WC	3,600	3,600	0.0%
85.91.990.74400	Insurance - Property	60,000	72,720	21.2%
85.91.990.74900	Insurance - Liability	10,800	12,600	16.7%
85.91.990.74920	Injuries & Damages	0	0	
85.91.990.75000	Utilities - Telephone	16,800	21,300	26.8%
85.91.990.75100	Utilities - Electric	30,444	33,100	8.7%
85.91.990.75200	Utilities - Gas	16,800	16,800	0.0%
85.91.990.77100	Office Expense Rent	85,200	85,200	0.0%
85.91.990.79200	Dues/Membership/Subsc	2,850	2,400	-15.8%
	***TOTAL	1,062,417	1,080,327	1.7%
	Information Systems (Sewer)			
85.91.955.51200	Salaries - Management	100,244	103,636	3.4%
85.91.955.52300	FICA-VWWIS	7,669	7,928	3.4%
85.91.955.71601	Computer Maintenance	12,660	12,600	-0.5%
85.91.955.71602	Computer Software	38,400	38,400	0.0%
85.91.955.71603	Computer Supplies	6,900	6,840	-0.9%
85.91.955.71604	Voice/Data Communications	2,460	2,400	-2.4%

**Columbus City Utilities
2015 Plan Expenses**

10/23/2014

ACCOUNT	TITLE	2014 Budget	2015 Budget	% Change
85.91.955.71605	Computer Hardware	4,992	4,980	-0.2%
	***TOTAL	<u>173,325</u>	<u>176,784</u>	<u>2.0%</u>
	Employee Pension (Sewer)			
85.91.950.52102	Employee Pension Fund	250,000	250,000	0.0%
	***TOTAL	<u>250,000</u>	<u>250,000</u>	<u>0.0%</u>
	Depreciation Expense (Sewer)			
89.91.950.79901	Depr Exp - Bldgs & Struc	1,320,000	1,348,080	2.1%
89.91.950.79902	Depr Exp - Machinery & Eq	1,500,000	1,584,000	5.6%
89.91.950.79903	Depr Exp - Trucks & Auto	38,400	86,796	126.0%
89.91.950.79904	Depr Ext - Furniture & Eq	14,400	19,800	37.5%
	***TOTAL	<u>2,872,800</u>	<u>3,038,676</u>	<u>5.8%</u>
	Bond Interest (Sewer)			
88.91.950.78301	Bond Int Eastern Sewer	28,860	26,700	-7.5%
88.91.950.78311	Bond Int 2006 Sewer	829,359	779,280	-6.0%
88.91.950.78312	Bond Int 2008 Sewer	192,713	183,285	-4.9%
88.91.950.78313	Bond Int 2009 Sewer	1,001,286	949,340	-5.2%
	***TOTAL	<u>2,052,218</u>	<u>1,938,605</u>	<u>-5.5%</u>
	Unamortized Bond Expense (Sewer)			
88.91.950.78805	Unamort Bond Exp EB	624	624	0.0%
88.91.950.78813	Unamort Bond Exp '06	10,272	10,272	0.0%
88.91.950.78816	Unamort Bond Exp '08	7,272	7,272	0.0%
88.91.950.78817	Unamort Bond Exp '09	6,084	6,084	0.0%
	***TOTAL	<u>24,252</u>	<u>24,252</u>	<u>0.0%</u>
	Grand Totals Wastewater	<u>9,224,183</u>	<u>9,346,207</u>	<u>1.3%</u>
	Grand Totals Both Utilities	13,775,490	13,966,653	1.4%
	Grand Totals(less Bond Int. & Depr)	7,844,620	7,980,160	1.7%

Capital

The water capital plan is mostly made up of replacement equipment and two replacement vehicles. Two significant items are the water main replacement for Fourth Street and the upgrade of a vacuum excavator.

The original water system for Columbus was installed in the early 1900's and some of these small diameter water mains remain in service. Last year, the CCU participated in the reconstruction of Fourth Street from Jackson to Franklin and relocated and replaced a very old undersized water main as part of that effort. Next year, we wish to coordinate our efforts with the City's planned overlay program to continue this upgrade from Franklin Street to California Street.

The vacuum excavator is a new piece of equipment to supplement the department's current tow behind unit. This unit has proven very useful for small, relatively shallow excavations, but is impractical for larger excavations. Vacuum excavators have proven invaluable for avoiding collateral damage to property and other utilities. For larger excavations, the Water Distribution crews have made use of the "combo" unit (sewer cleaning and excavation) from the wastewater collection section. As this technique continues to prove itself over standard excavation methods, the demand on this unit has increased to the point that two units are justified.

On the wastewater side, most items are fairly routine replacements with the exception of the Third Street Lift Station Replacement Project. This project has been planned for some time and represents a much needed improvement to the reliability of the sewers serving the near and far east sides of the community. Preliminary Engineering has been completed and final design is underway. The project is expected to be ready for bid by April and should be completed by late 2015.

In addition to this large project money has been budgeted to begin lining type rehabilitation of sewer lines beginning with the recently failed and repaired sewer line north of Seventeenth Street under the Haw Creek.

**Columbus City Utilities
2015 Capital Plan
Water**

10/23/2014

	Project Name		Cost
	Distribution		
W 1	Line Extensions/Relocations		10,000
W 2	4th Street Water Upgrade		135,000
W 3	Valve Replacement		10,000
W 4	Tap Machines		5,000
W 5	Locators		6,000
W 6	Vacuum Excavator		150,000
W 7	Ductile Pipe Chainsaw		3,000
W 8	Leak Detection Equipment		20,000
	WTP		
W 9	Seal Coat & Restripe Plant #2 Parking Lot		6,000
W 10	Valves and Piping		45,000
W 11	Paint Plant Facilities		60,000
W 12	Concrete Rehab/ Brick Rehab		15,000
W 13	Metering Upgrades		30,000
W 14	Rehab Wells @ WTP#2		50,000
W 15	Water Vendor		20,000
W 16	Chem Feed Equip Replacement		20,000
W 17	Well Abandonment		3,000
W 18	Pump & Motor Rehab		20,000
	Engineering		
W 19	Operational Equip replacement		2,500
	Information Systems		
W 20	Servers		14,000
W 21	PC'S, Printers & Other Hardware		27,000
W 22	Major System Upgrades		3,000
W 23	Communications		12,000
W 24	Conference Room Upgrades		6,000
W 25	Engineering Copier		6,000
W 26	Software		9,000
W 27	Fiber to WTP #1		7,000
	Quality Control		
W 28	Specific Ion Meter		5,000
W 29	Safety and Training Equipment		5,000
	Vehicles		
W 30	Dist Service Body 2005	120	30,000
W 31	Dist Service Body 2005	122	45,000
W 32	Contingency(10%)		80,000
	Totals		859,500

Columbus City Utilities
2015 Capital Plan
Wastewater

10/23/2014

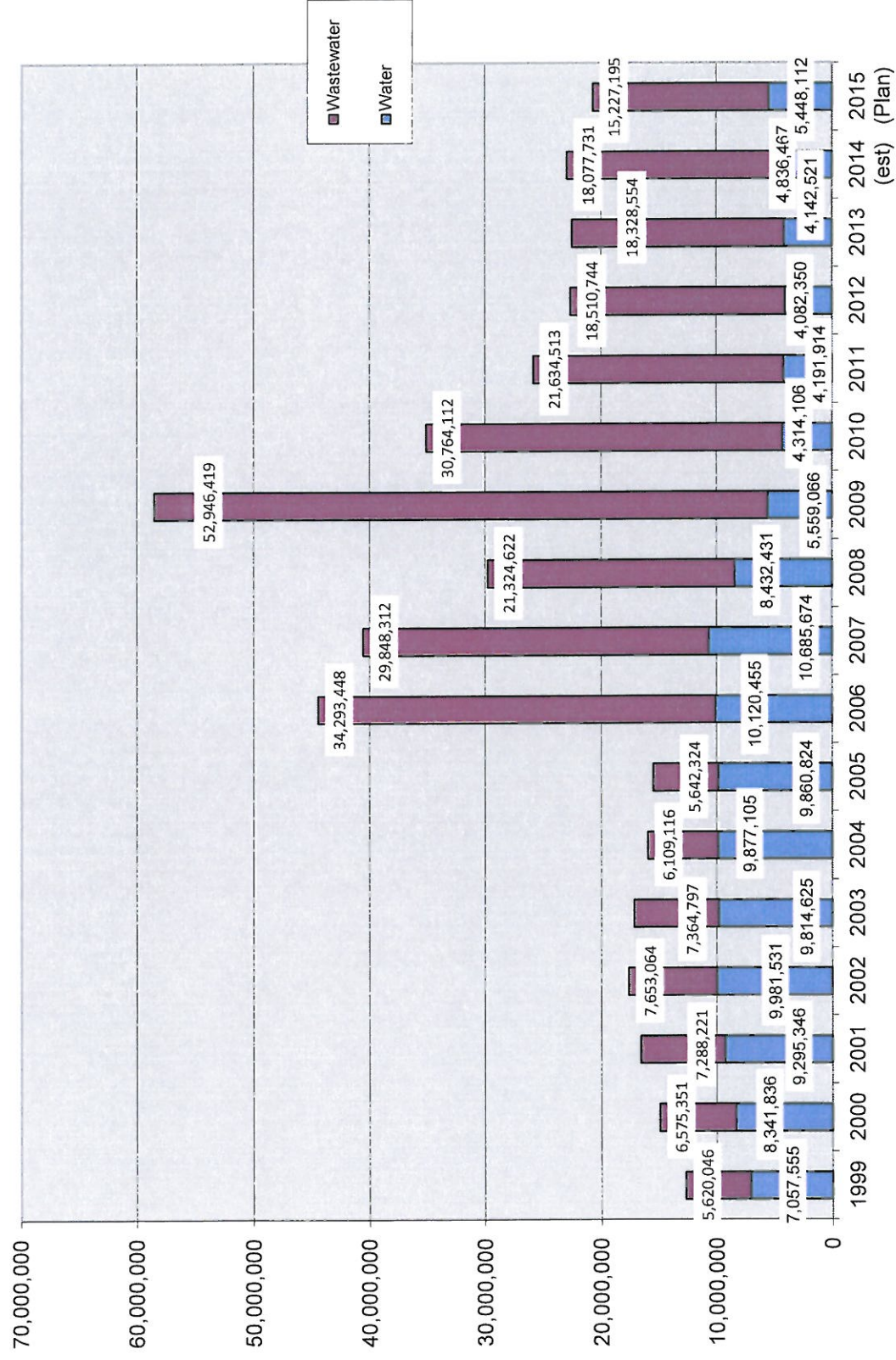
	Project Name		2015
	WWTP Equip and Rehab		
S 1	Disc Aerator Rehab		17,000
S 2	Safety Equipment and Improvements		2,000
S 3	Garden City WWTP Misc Equip Replacements		10,000
S 4	Haw Creek Headworks/Mariah Misc Equip Replace		10,000
	Engineering		
S 5	Operational Equip Replacement		2,500
S 6	Seal Coat & Restripe Parking Lot		15,000
S 7	3rd Street Lift Station		3,000,000
	Administration		
S 8	Replace Office Furniture		10,000
S 9	Windows		2,000
S 10	Sealcoat Exterior of Service Center		20,000
S 11	HVAC Corrections		60,000
	Information Systems		
S 12	Servers		14,000
S 13	PC'S, Printers & Other Hardware		27,000
S 14	Major System Upgrades		11,000
S 15	Communications		12,000
S 16	Board Room Upgrades		6,000
S 17	WWTP Training Room Upgrades		7,000
S 18	Engineering Copier		6,000
S 19	Software		9,000
	Collection		
S 20	Line Extensions		40,000
S 21	Sewer Relining/Joint Repair		500,000
S 22	LS Rehabilitations		50,000
S 23	Water Hose Replacement for Jet		2,000
S 24	Pipe Locator with Sonde		3,000
S 25	Root Saw Kit		3,500
	Quality Control		
S 26	Rehab Back-up Chiller		7,000
S 27	DO Meter		2,500
S 28	Safety Equipment		5,000
	Vehicles		
S 29	Engr - Light Van 2007	303	25,000
S 30	Contingency(10%)		88,550
	Totals		3,967,050

Cash Flow

Cash flow for 2015 is pretty much as has been projected in previous years. Water debt has been paid off and our goal, for as long as we can maintain it, is to hold cash at the current levels from year to year. 2014 was a year without any major unexpected expenses (drought, large main breaks, facility failures) and if 2015 has a similar experience, cash balance is expected to increase by 12%.

Wastewater cash balances are significantly higher than water because there are still significant capital improvements planned for the wastewater system. Cash balance is projected to drop by \$3M in 2015 due to the construction costs of the replacement pumping station.

Cash at Year's End



**Columbus City Utilities
Cash Flow
History**

Water

	2009	2010	2011	2012	2013	2014est	2015
CASH & INV. BAL. 1/1	8,432,431	5,559,066	4,314,106	4,191,914	4,082,350	4,142,521	4,836,467
INCOME:							
OPERATING	4,893,356	4,971,306	4,552,667	4,752,336	4,878,905	4,936,982	5,015,000
NON-OPERATING:							
REG. INT.	116,387	63,431	28,806	15,452	11,473	10,562	13,104
OTHER	85,200	85,200	85,200	85,000	85,000	85,000	85,000
TOTAL INCOME	5,094,943	5,119,937	4,666,673	4,852,788	4,975,378	5,032,544	5,113,104
DISBURSEMENTS:							
OPER. EXP.	4,371,695	3,688,860	3,032,649	3,227,752	3,415,155	3,549,043	3,641,959
CAP/CONST:							
CAP. IMP.	2,870,313	1,954,337	1,030,116	1,005,300	764,752	789,555	859,500
DEBT SERVICE							
Principle	605,000	625,000	655,000	685,000	720,000		
Interest	121,300	96,700	71,100	44,300	15,300		
TOTAL DISB.	7,968,308	6,364,897	4,788,865	4,962,352	4,915,207	4,338,598	4,501,459
Ending Cash	5,559,066	4,314,106	4,191,914	4,082,350	4,142,521	4,836,467	5,448,112

Cash Balance by Fund

Operating	3,951,203	2,576,562	1,996,947	1,662,811	1,886,310	2,392,379	2,642,341
Bond & Interest	589,042	604,700	621,125	641,475	0		
Depreciation	931,202	1,040,216	1,474,223	1,675,587	2,149,459	2,331,194	2,692,293
Deposits	87,619	92,628	99,619	102,477	106,752	112,878	113,478
Bond Reserves							
	5,559,066	4,314,106	4,191,914	4,082,350	4,142,521	4,836,451	5,448,112

**Columbus City Utilities
Cash Flow
History**

Wastewater

	2009	2010	2011	2012	2013	2014est	2015
CASH & INV. BAL. 1/1	21,324,622	52,946,419	30,764,112	21,634,513	18,510,744	18,328,554	18,077,731
INCOME:							
OPERATING	9,262,776	11,309,679	11,196,420	11,306,659	11,492,871	11,499,224	11,517,000
NON-OPERATING:							
REG. INT.	405,049	566,504	171,974	69,694	40,692	85,438	27,601
OTHER	90,000	90,000	90,000	90,000	90,000	90,000	90,000
Bond Revenues	51,805,000						
TOTAL INCOME	61,562,825	11,966,183	11,458,394	11,466,353	11,623,563	11,674,662	11,634,601
DISBURSEMENTS:							
OPER. EXP.	3,950,222	3,733,399	4,227,345	4,557,705	4,584,314	4,604,549	4,629,532
CAP/CONST:							
CAP. IMP.	2,255,170	1,336,125	800,652	1,576,157	636,070	1,431,196	3,967,050
Bond Projects	21,065,822	24,472,788	9,692,169	2,537,026	456,797	0	
DEBT SERVICE							
Principle	1,154,000	1,587,000	3,463,000	3,601,000	3,921,000	3,799,000	3,908,000
Interest	1,515,814	3,019,178	2,404,827	2,318,234	2,207,572	2,090,740	1,980,555
TOTAL DISB.	29,941,028	34,148,490	20,587,993	14,590,122	11,805,753	11,925,485	14,485,137
Ending Cash	52,946,419	30,764,112	21,634,513	18,510,744	18,328,554	18,077,731	15,227,195

Cash Balance by Fund

Operating	5,205,693	5,646,373	3,989,030	2,053,284	1,355,816	2,575,387	3,015,274
Bond & Inteeest	2,359,493	3,944,796	3,996,294	4,045,167	4,079,111	4,134,879	4,195,306
Depreciation	5,722,637	6,133,099	7,939,204	7,982,652	8,913,443	7,496,439	4,129,439
Deposits	137,775	148,677	163,423	172,844	180,184	193,964	210,164
Bond Reserves	1,106,814	1,757,229	2,552,739	3,800,000	3,800,000	3,677,062	3,677,062
Bond Const.	38,414,007	13,133,938	2,993,823	456,797	0		
	52,946,419	30,764,112	21,634,513	18,510,744	18,328,554	18,077,731	15,227,245

Future Cash Requirements

Each year the CCU has included a review to predict cash balances forward in order to predict and prepare for any future rate adjustments. This need is something that will need to be discussed as cash balances in each utility drop below the recommended cash reserve level.

The recommended cash reserve level is the summation of the following three figures.

- All cash reserves required by the water and wastewater bonds
- Ninety days operating expenses, required under IURC guidelines
- An amount equal to one year average capital expense for each utility to be on hand in order to respond to unforeseen infrastructure issues.

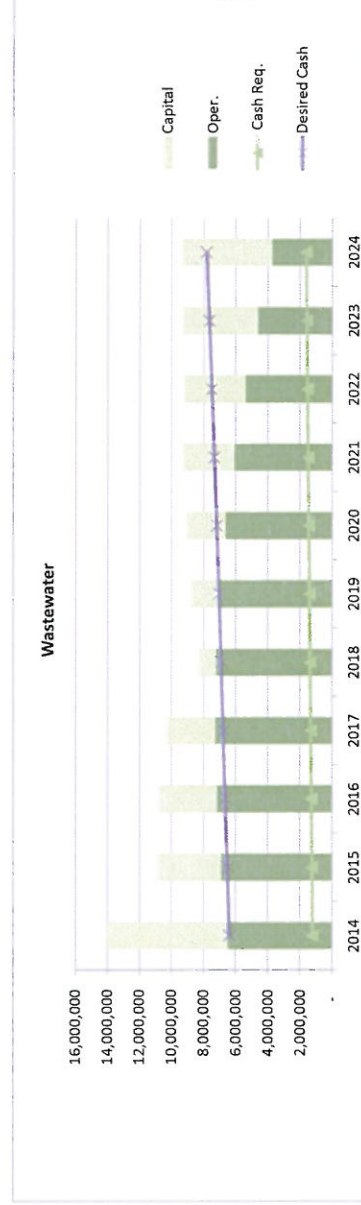
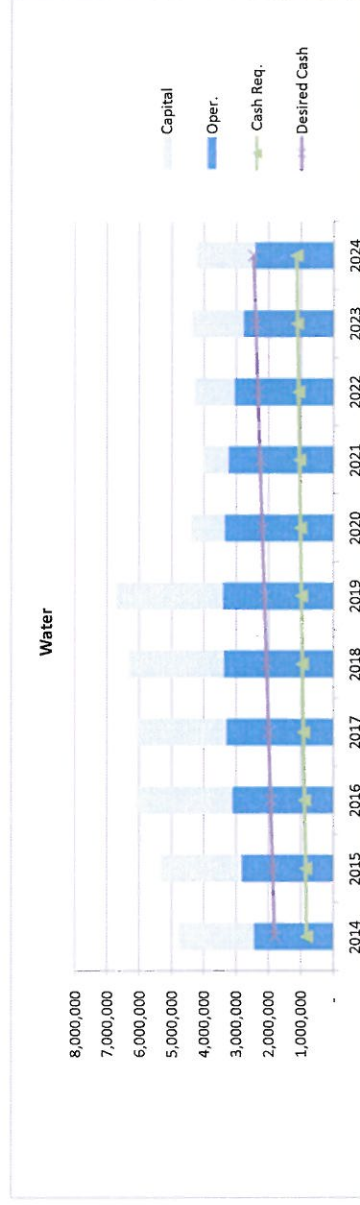
The projected expenses on the following page are based upon the expenses outlined in the Department's long range capital program and the current operating expenses adjusted by three percent (3.0 %) each year. Additionally, three currently unfunded positions have been added back to the operating costs of the water utility in 2016 through 2019. Income has been predicted to increase by 1.0 % which is a bit more optimistic than has been used in previous years.

In the water utility, there is no longer any debt to be concerned with and current cash levels are pretty much at desired levels. While income and operating expense are expected to converge as the years progress (due to assumptions made in their relative growth) the projected cash balance is projected to increase because of modest capital expenditures. This balance is building toward anticipated large capital expenditures concerning backwash handling and new well field development in or around 2019. Beyond 2019, the current projections call for cash levels to remain relatively flat. (Though discussions are in development regarding reviewing the City's long term water supply issues and by this time new priorities may alter this projection.)

The wastewater utility has considerably more cash reserves currently. There are still known capital needs that these funds are earmarked for, most notably the replacement of the pumping station at the intersection of 3rd St. and Central Ave. and the similar station at 17th St. and Haw Creek Ave. The large unknown at this time is what capital expense if any will be required to comply with new State and Federal Phosphorous limitations. After 2018, any projected growth in the overall cash balance is based upon a modest capital plan. Operating cash balances will continue to dwindle. If capital needs do not allow this (and our ability to predict drops dramatically as the years increase) rate adjustments may be required after 2018.

Columbus City Utilities
Cash Balance/Cash Reserve

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Water											
Oper.	2,449,793	2,830,042	3,117,034	3,306,703	3,394,853	3,417,146	3,370,419	3,251,403	3,056,718	2,782,866	2,426,233
Capital	2,371,703	2,564,818	3,014,213	2,812,456	2,966,593	3,319,193	1,075,850	819,778	1,275,937	1,655,465	1,852,131
Cash Req.	825,000	849,750	885,243	921,800	959,454	988,237	1,017,885	1,048,421	1,079,874	1,112,270	1,145,638
Desired Cash	1,810,000	1,864,300	1,930,229	1,998,136	2,068,080	2,130,122	2,194,026	2,259,847	2,327,642	2,397,471	2,469,396
Wastewater											
Oper.	6,468,419	6,874,661	7,129,860	7,243,693	7,197,916	6,995,341	6,623,788	6,085,102	5,377,972	4,584,575	3,728,472
Capital	7,532,131	4,036,228	3,661,336	3,045,820	1,101,958	1,805,264	2,494,180	3,233,162	3,879,362	4,741,000	5,637,723
Cash Req.	1,211,628	1,247,977	1,285,416	1,323,979	1,363,698	1,404,609	1,446,747	1,490,150	1,534,854	1,580,900	1,628,327
Desired Cash	6,397,225	6,521,167	6,637,061	6,769,951	6,900,185	7,042,153	7,182,346	7,324,715	7,500,215	7,656,685	7,827,243



APPENDICES

COLUMBUS CITY UTILITIES
2015 Base Salary & Wage
Classification Schedule

Position	Classification	2015 Hourly Range (Entry - Max)	2015 Weekly Range (Entry - Max)	Staffing
<u>(Non-Exempt)</u>				
Clerk III	H-1	\$ 11.00 - 16.00	N/A	6
Technician III	H-1	\$ 11.00 - 16.00	N/A	1
Clerk II	H-2	\$ 12.00 - 22.00	N/A	4
Crew Chief II	H-2	\$ 12.00 - 22.00	N/A	3
Equipment Chief	H-2	\$ 12.00 - 22.00	N/A	2
Equipment Operator	H-2	\$ 12.00 - 22.00	N/A	2
Field Representative	H-2	\$ 12.00 - 22.00	N/A	1
Laborer I	H-2	\$ 12.00 - 22.00	N/A	7
Mechanic II	H-2	\$ 12.00 - 22.00	N/A	1
Meter Reader	H-2	\$ 12.00 - 22.00	N/A	1
Technician II	H-2	\$ 12.00 - 22.00	N/A	6
Administrative Assistant	H-3	\$ 13.00 - 28.00	N/A	2
Electrician	H-3	\$ 13.00 - 28.00	N/A	1
Mechanic I	H-3	\$ 13.00 - 28.00	N/A	2
Technician I	H-3	\$ 13.00 - 28.00	N/A	2
Maint./ Operator I	H-3	\$ 13.00 - 28.00	N/A	14
Office Manager/Accountant	S-1	N/A	\$ 700 - 1300	1
Info. Systems Manager	S-1	N/A	\$ 700 - 1300	1
Network Administrator	S-1	N/A	\$ 700 - 1300	1
System Administrator	S-1	N/A	\$ 700 - 1300	1
Foreman	S-1	N/A	\$ 700 - 1300	2
Manager	S-2	N/A	\$ 950 - 1600	3
Superintendent	S-2	N/A	\$ 950 - 1600	2
<u>Exempt</u>				
Director	S-3	N/A	\$ 1300 - 2100	1

Full Time Staffing Level		67
Total Non-Exempt	66	
Total Exempt	1	
Total Staffing	67	

Three vacant, unfunded, positions

Certification Categories and Levels

Wastewater Treatment	Levels	I	II	III	IV
	Cert. Pay	.20	.55	.75	1.00
Water Treatment	Levels	WT 1	WT 2	WT 3	
	Cert. Pay	.20	.55	1.00	
Water Distribution	Levels	DS	DSL		
	Cert. Pay	.20	.55		
Wastewater Collection	Levels	CS-I	CS-II	CS-III	CS-IV
	Cert. Pay	.20	.55	.75	1.00
Industrial Pretreatment	Levels	A	B	C	D
	Cert. Pay	.15	.30	.45	.60

Hourly technical employees (not including clerical or janitorial) are eligible for certification pay at the above rates for the highest level held in their area of primary responsibility. Engineering and Quality Control personnel are considered multi-disciplinary and may qualify for any single area of primary responsibility.

Hourly technical employees are eligible for certification pay at one half the above rate for the highest level held in a second area of secondary training.

All certifications held that do not fit into these categories shall be compensated at \$0.15/hour for the highest level held in a category.

All **salaried personnel** holding the highest certification in any category shall be compensated at \$10.00/wk per category held.

Master Electrician – In addition to the above, an eligible employee who successfully passes the required examinations and who subsequently obtains and maintains a Bartholomew County Electrician's license will be eligible to receive certification pay in the amount of \$1.00 per hour.

The number of eligible employees will be limited to the company electrician and ONE employee from each of the following work centers: Wastewater Collection, Water Treatment and Wastewater Treatment

Emergency Service Pay

The following personnel shall receive; in addition to their base pay \$12.50/week for each week thereof that the employee maintains employment status, excluding leave of absence.

Water Distribution Foreman

Wastewater Collection Foreman

Standby Pay

All hourly assigned standby duty shall receive \$100.00 per week, in addition to other pay for each week that the employee is on standby duty. Plant operators required to use remote operations procedures via computer will receive an additional \$25 per week when on standby.

Shift Differential

All plant employees assigned to a 2nd (evening) shift shall receive \$.20 cents per hour in addition to their normal hourly rate.

VEHICLE INVENTORY 2014

<u>Vehicle#</u>	<u>Department</u>	<u>Year</u>	<u>Type</u>	<u>Approximate Mileage</u>	<u>Driver</u>
100	Water Plants	2014	Pickup Tk.	2,986	WTP Supt
104	Water Plants	2008	Serv. Body Tk.	52,063	Plant Maint
105	Water Plants	2008	Serv. Body Tk.	67,402	Plant Maint
190	Water Plants	2007	Well Rig	355	WTP Personnel
115	Distribution	2014	4WD Pickup	81	Dist Supervisor
120	Distribution	2005	Serv. Body Tk.	77,568	Water line crew
121	Distribution	2014	Serv. Body Tk.	8,873	Water line crew
122	Distribution	2005	Serv. Body Tk.	83,242	Water line crew
123	Distribution	2014	Pickup Tk.	9	Hydrant & Valve
130	Distribution	1997	Dump Tk.	21,020	Crew
131	Distribution	2004	Dump Tk.	22,596	Crew
140	Distribution	2007	4 WD Pickup Tk.	58,106	Cust Serv Rep
141	Distribution	2011	Crew Truck	13,473	Meter Tech
143	Distribution	2014	Pickup Tk.	9	Meter Readers
144	Distribution	2011	Pickup Tk.	32,147	Meter Readers
200	Wastewater	2005	Pickup Tk.	44,127	WWTP Supt
202	Wastewater	2011	4 WD Pickup Tk.	16,084	Maintenance
204	Wastewater	2014	4X4 SUV	9	Maintenance
240	Wastewater	2008	Serv. Body Tk.	18,567	Electrician
294	Wastewater	2004	Dump Tk.	12,718	WWTP Personnel
215	Collection	2014	4 WD Pickup Tk.	358	Foreman
220	Collection	2002	4 WD Pickup Tk.	77,777	Sewer Line Maint.
221	Collection	2005	Serv. Body Tk.	84,604	Coll Supervisor
222	Collection	2005	Serv. Body Tk.	109,268	Lift Station Crew
223	Collection	2012	Serv. Body Tk.	29,056	Lift Station Crew
250	Collection	2012	Jet Truck	16,801	Sewer Line Maint
251	Collection	2008	Combo Truck	55,849	Sewer Line Maint
254	Collection	2005	Cargo Truck	78,092	Television
293	Wastewater	1994	Mobile Crane	12,033	Boom Truck
300	Engineering	2002	SUV Explorer	82,131	Engineer
302	Engineering	2014	4 WD Pickup Tk.	8,064	Engineering
303	Engineering	2007	Light Van	106,360	Engineering
304	Engineering	2002	Light Van	41,039	Engineering
305	Engineering	2002	4 WD Pickup Tk.	76,834	All Personnel
400	Quality Control	2012	SUV Escape	8,426	QC manager
403	Quality Control	2011	SUV Escape	48,051	Lab Personnel
404	Quality Control	2011	Light Van	17,478	Indus Surveillance
501	Administration	2002	SUV Explorer	73,321	Director

COLUMBUS MUNICIPAL UTILITIES

Columbus, Indiana

Survey of Combined Water and Sewer Rates
Indiana Cities and Towns Over 25,000 Population

<u>City/Town</u>		<u>2010 Census Population</u>	<u>County</u>	<u>Combined Rate</u>
Jeffersonville	(1)	44,953	Clark	\$ 102.93
New Albany	(1)	36,372	Floyd	91.48
Terre Haute	(1)(2)	60,785	Vigo	84.60
Richmond	(1)(2)	36,812	Wayne	83.30
Hobart	(1)	29,059	Lake	82.05
Westfield	(1)	30,068	Hamilton	80.40
Valparaiso	(1)	31,730	Porter	78.98
Crown Point		27,317	Lake	78.15
Noblesville	(1)	51,969	Hamilton	77.99
Muncie	(1)(2)	70,085	Delaware	76.92
Kokomo	(1)	45,468	Howard	71.60
Greenwood	(1)	49,791	Johnson	71.28
Gary	(1)(2)	80,294	Lake	70.70
Indianapolis		820,445	Marion	70.29
West Lafayette	(1)	29,596	Tippecanoe	69.70
Merrillville	(1)	35,246	Lake	64.93
Evansville	(1)	117,429	Vanderburgh	63.63
Anderson	(1)(2)	56,129	Madison	62.15
Portage	(1)	36,828	Porter	61.70
Goshen		31,719	Allen	60.44
Bloomington		80,405	Monroe	60.41
Fort Wayne		253,691	Allen	59.58
Mishawaka	(3)	48,252	St. Joseph	59.39
South Bend		101,168	St. Joseph	59.17
Lawrence		46,001	Marion	56.75
Fishers		76,794	Hamilton	55.00
Michigan		31,479	La Porte	54.69
Marion		29,948	Grant	52.55
Columbus		44,061	Bartholomew	50.85
Schererville		29,243	Lake	47.62
Elkhart	(1)	50,949	Elkhart	46.11
Carmel		79,191	Hamilton	44.69
Lafayette	(1)	67,140	Tippecanoe	43.76
Plainfield		27,631	Hendricks	42.67
East Chicago		29,698	Lake	32.40
Hammond	(1)(2)	80,830	Lake	16.38

(1) Rate increase pending.

(2) Subsidized by property tax.

(3) Subsidized by tax increment financing (TIF) revenues.



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: November 25, 2014

RE: *PUD-14-09 (Columbus AirPark Preliminary PUD Plan Modification - InfoTech Park Concept)*
PUD-14-10 (Columbus AirPark Final PUD Plan Modification - InfoTech Park Uses)

At its November 12, 2014 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded each to the City Council with favorable recommendations by votes of 10 in favor and 0 opposed.

The Columbus Board of Aviation Commissioners has proposed revisions to the Columbus AirPark Planned Unit Development (PUD), which governs land use and development for the Columbus Municipal Airport's non-aviation properties. The PUD was originally approved by the City Council in 2008, and has been amended twice previously. Those two previous amendments changed the requirements for parking at the education campus and added student housing as a permitted use.

Please recall that a PUD is a set of uniquely written zoning regulations for a specific area that result from a process of negotiation between a developer and the Plan Commission and City Council. The establishment of a PUD requires a 2-step approval process. During the first step the "Preliminary PUD Plan", which represents the overall concept for the area is approved. The second step results in the approval of the "Final PUD Plan" which adds details such as permitted land uses and requirements for landscaping, signs, building setbacks, etc. Typically the Preliminary PUD Plan materials are submitted first, with the Final PUD materials developed later based on the Preliminary approval.

The Airport Board is requesting to amend the AirPark PUD to include additional commercial and outdoor recreation uses, primarily on the west side of the property in a subarea identified by the PUD as the InfoTech Park. This represents a change to the originally approved concept documented by the Preliminary PUD Plan. Therefore the desired change necessitates 2 requests – one to amend the concept expressed in the Preliminary PUD Plan and the second to modify the details of the Final PUD Plan.

In addition, the Airport Board is requesting to delete unnecessary details regarding land uses and signs from the Preliminary PUD Plan. They are also seeking to amend the Final PUD Plan's detailed requirements for landscaping, signs, and lighting.

At the November 12, 2014 Plan Commission meeting Airport Board representatives indicated that the changes were the result of a comprehensive review of the PUD regulations based on the past 6 years of development experience with those regulations. Many of the proposed changes to the development standards (landscaping, lighting, etc.) more closely aligned the provisions of the PUD with the standards set by the Zoning Ordinance for other properties in Columbus. In no instance do the changes proposed

by the Airport Board create standards for the PUD that are less restrictive than those that apply to the rest of the City.

Approximately 3 property owners from the neighborhoods around the Airport spoke at the Plan Commission public hearing. They primarily expressed concerns about the unknowns associated with allowing outdoor recreation uses along the west side of the airport property and north of Cunningham Drive. The Airport Board agreed to the Plan Commission request that these uses be made "conditional", rather than "permitted" by the PUD. As conditional uses they require additional, case-by-case scrutiny from the Columbus Board of Zoning Appeals in a public hearing prior to any development.

Please note that the amendments to the Preliminary and Final PUD Plans are two separate requests and will require two separate actions by the City Council. The material is combined in this packet for the sake of efficiency. The following items of information, as well as a location map, are attached to this memo for your consideration:

Preliminary PUD Plan:

1. the proposed resolution approving the amendments to the Preliminary PUD Plan,
2. the resolution certifying the action of the Plan Commission on the Preliminary PUD Plan,
3. a copy of the staff report on the Preliminary PUD amendments used by the Plan Commission,
4. the proposed Preliminary PUD text showing changes in red,

Final PUD Plan:

5. the proposed ordinance approving the amendments to the Final PUD Plan,
6. the resolution certifying the action of the Plan Commission on the Final PUD Plan,
7. a copy of the staff report on the Final PUD amendments used by the Plan Commission, and
8. the proposed Final PUD text showing changes in red.

Please feel free to contact me if you have any questions regarding this matter.

RESOLUTION NO.: _____, 2014

**A RESOLUTION APPROVING AN AMENDMENT TO THE
COLUMBUS AIRPARK PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN**

**To be known as the: Columbus AirPark PUD InfoTech Park Concept Modification
Plan Commission Case No.: PUD-14-09**

WHEREAS, on May 7, 2008 the Columbus City Council approved the Columbus AirPark Preliminary PUD Plan; and

WHEREAS, that Preliminary PUD Plan has served as the conceptual basis for the subsequent Final PUD Plan and Rezoning, and therefore also for all of the land use regulation and development on the property; and

WHEREAS, the Columbus Board of Aviation Commissioners, which represents more than 50% of the land involved in the request consistent with Indiana Code 36-7-4-602(c)(1)(B), now requests a modification of the previously approved Preliminary PUD Plan for the purpose of updating the concept for the development of the Columbus AirPark; and

WHEREAS, the Columbus Plan Commission did, on November 12, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 5.3(D)(3) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana, that the amendments to the Columbus AirPark Preliminary PUD Plan listed below are approved:

- a) The InfoTech Park Intent and Purpose text is replaced in its entirety with the following: "The purpose of the InfoTech Park is to provide appropriate land area to accommodate tech, commercial, and sports related activities for AirPark tenants and local residents. This area will accommodate businesses both local and regional in scale. InfoTech Park should be developed so as to reflect a relatively moderate-to-high aesthetic design."
- b) The "Proposed Lane Uses", "Proposed Schedule of Uses", and the Signage "Location" and "Type & Requirements" text, including the associated table, are deleted.
- c) The "Location of Landscaping" text is amended to delete the second sentence regarding the natural massing of landscaping.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014 at
_____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: PUD-14-09

of the City of Columbus, Indiana Plan Commission

regarding

Case number PUD-14-09

**(Columbus Airpark PUD InfoTech Park Concept Modification),
a proposal to amend the previously approved
Columbus AirPark Preliminary Planned Unit Development Plan
with regard to the concept for the InfoTech Park Subarea**

WHEREAS, on May 7, 2008 the Columbus City Council approved the Columbus AirPark Preliminary PUD Plan; and

WHEREAS, that Preliminary PUD Plan has served as the conceptual basis for the subsequent Final PUD Plan and Rezoning, and therefore also for all of the land use regulation and development on the property; and

WHEREAS, the primary property owner, the Columbus Board of Aviation Commissioners, now requests a modification of the previously approved Preliminary PUD Plan for the purpose of updating the concept for the development of the Columbus AirPark; and

WHEREAS, the applicant(s) represent more than 50% of the land involved in the request, which is consistent with the requirements of Indiana Code 36-7-4-602(c)(1)(B); and

WHEREAS, the Plan Commission did, on November 12, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 5.3(D)(3) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The proposed amendment of the Columbus AirPark Preliminary PUD Plan as described below is forwarded to the Common Council with a favorable recommendation.
 - a) The InfoTech Park Intent and Purpose text is replaced in its entirety with the following: "The purpose of the InfoTech Park is to provide appropriate land area to accommodate tech, commercial, and sports related activities for AirPark tenants and local residents. This area will accommodate businesses both local and regional in scale. InfoTech Park should be developed so as to reflect a relatively moderate-to-high aesthetic design."
 - b) The "Proposed Land Uses", "Proposed Schedule of Uses", and the Signage "Location" and "Type & Requirements" text, including the associated table, are deleted.
 - c) The "Location of Landscaping" text is amended to delete the second sentence regarding the natural massing of landscaping.
- 2) This resolution shall serve as the certification required for Preliminary PUD Plan amendments by Columbus & Bartholomew County Zoning Ordinance Section 5.3(D)(5).

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12th DAY OF,
NOVEMBER 2014 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.

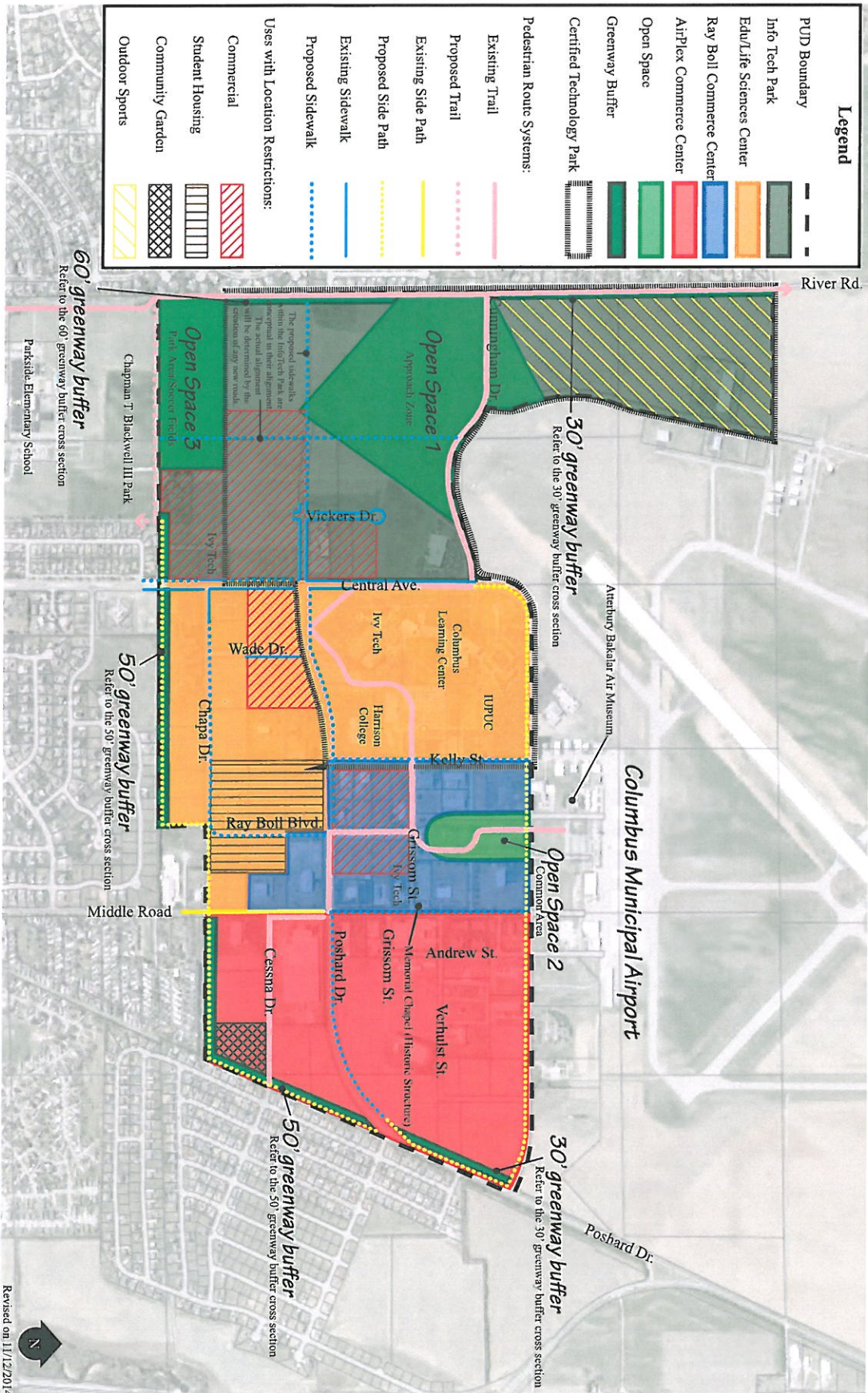
Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Fisher, Secretary



Development Plan

ORDINANCE NO.: _____, 2014

**AN ORDINANCE APPROVING AN AMENDMENT TO THE
COLUMBUS AIRPARK FINAL PLANNED UNIT DEVELOPMENT PLAN**

**To be known as the: Columbus AirPark PUD InfoTech Park Uses Modification
Plan Commission Case No.: PUD-14-10**

WHEREAS, on December 2, 2008 the Columbus City Council passed Ordinance #44, 2008 approving the Final PUD Plan and Rezoning for the Columbus AirPark; and

WHEREAS, that Final PUD Plan has been subject to periodic review and revision since its initial adoption to reflect changes in local conditions and development trends; and

WHEREAS, the Columbus Board of Aviation Commissioners, which represents more than 50% of the land involved in the request consistent with Indiana Code 36-7-4-602(c)(1)(B), now requests a modification of the previously approved Final PUD Plan for the purpose of amending the uses permitted in the InfoTech Park Subarea, as well as the landscaping, lighting, and sign provisions; and

WHEREAS, the Columbus Plan Commission did, on November 12, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 5.4(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Columbus AirPark Final PUD Amended

The amendments to the Columbus Airpark shown on the "InfoTech Park Uses Modification Adoption Draft" attached to and made a part of this ordinance are approved.

SECTION 2: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 3: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 4: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014 at
_____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: PUD-14-10

of the City of Columbus, Indiana Plan Commission

regarding

Case number PUD-14-10

(Columbus Airpark PUD InfoTech Park Uses Modification),

a proposal to amend the previously approved

Columbus AirPark Final Planned Unit Development Plan

with regard to the InfoTech Park Subarea Uses, Landscaping, Lighting, and Signs

WHEREAS, on December 2, 2008 the Columbus City Council passed Ordinance #44, 2008 approving the Final PUD Plan and Rezoning for the Columbus AirPark; and

WHEREAS, that Final PUD Plan has been subject to periodic review and revision since its initial adoption to reflect changes in local conditions and development trends; and

WHEREAS, the primary property owner, the Columbus Board of Aviation Commissioners, now requests a modification of the previously approved Columbus AirPark Final PUD Plan to amend the uses permitted in the InfoTech Park Subarea, as well as the landscaping, lighting, and sign provisions; and

WHEREAS, the applicant(s) represent more than 50% of the land involved in the request, which is consistent with the requirements of Indiana Code 36-7-4-602(c)(1)(B); and

WHEREAS, the Plan Commission did, on November 12, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 5.4(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The proposed amendments to the Columbus AirPark Final PUD Plan as indicated on the "InfoTech Park Uses Modification Adoption Draft" attached to and made a part of this resolution are forwarded to the Common Council with a favorable recommendation.

The favorable recommendation is contingent upon the City Council approval of the companion request from the Board of Aviation Commissioners to also amend the Columbus AirPark Preliminary PUD Plan (Plan Commission Case #PUD-14-09).

- 2) This resolution shall serve as the certification required for Final PUD Plan amendments by Columbus & Bartholomew County Zoning Ordinance Section 5.4(E)(5).

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12th DAY OF,
NOVEMBER 2014 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.

Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Fisher, Secretary